

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

A G E N D A

December 16, 2021 – 10:00 a.m.

735 East Michigan Avenue, Lansing, Michigan

Conference Line: 248-509-0316 | Conference ID: 829 223 932#

Roll Call:

Public Comments:

Remarks:

Chairperson

Executive Director

Voting Issues:

Tab A Approval of Agenda

CONSENT AGENDA ITEMS

Consent Agenda (***Tabs B through H are Consent Agenda items. They are considered routine and are to be voted on as a single item by the Authority. There will be no separate discussion of these Tabs; any Authority member, however, may remove any Tab or Tabs from the Consent Agenda prior to the vote by notifying the Chair. The remaining Tabs will then be considered on the Consent Agenda. Tabs removed from the Consent Agenda will be discussed individually.***)

Tab B Minutes – November 18, 2021

Tab C Resolution Amending the Resolution Authorizing Three-Year Principal Deferral Adopted on November 18, 2021, **American House North** (A/K/A “Lockwood of Genesee”; F/K/A “Pine Gardens”), **MSHDA Development No. 1016, Mt. Morris Township, Genesee County**

Tab D Amendment to Resolution Authorizing the Housing Development Fund Grant to Habitat for Humanity of Michigan

Tab E Amended and Restated Resolution Authorizing Signatories

Tab F Inducement Resolution, **Bowin Place Apartments**, City of Detroit, Wayne County, **MSHDA No. 44c-188**

Tab G Inducement Resolution, **North Hill Farms**, City of Pontiac, Oakland County, **MSHDA No. 44c-191**

Tab H Resolution Authorizing Amendment to Authority Resolution Authorizing Professional Services Contract With C4 Innovations, LLC

REGULAR VOTING ITEMS

Tab I Resolution Adopting Amendment to the 2022-2023 Qualified Allocation Plan for the Low-Income Housing Tax Credit Program

Tab J Resolution Authorizing Waiver of Mortgage Loan Prepayment Prohibition, **Medical Center Village Senior, MSHDA Development No. 302-2**, City of Detroit, Wayne County

Tab K Resolution Authorizing Housing Development Fund Grant to the Community Economic Development Association of Michigan, MSHDA HDF-410

Closed Session:

None.

Discussion Issues:

None.

Reports:

Tab 1 Extension of HCV LL Damages Program

Tab 2 Michigan Homeowner Assistance Fund (MIHAF) Term Sheet

Tab 3 Current and Historical Homeownership Data

Tab 4 Homeownership Production Report

Tab 5 MI 10K DPA Monthly Statistics (Map)

Tab 6 MI 10K DPA Weekly Statistics (Graph)

Tab 7 2022 Board Calendar

**Michigan State Housing Development Authority
Minutes of Regular Authority Meeting
November 18, 2021 – 10:00 a.m.**

AUTHORITY MEMBERS PRESENT IN LANSING

Regina Bell
Susan Corbin
Carl English
Rachael Eubanks
Jennifer Grau
Tyrone Hamilton
Michele Wildman for Quenton L. Messer, Jr.

AUTHORITY MEMBERS ABSENT

Deb Muchmore

OTHERS PRESENT IN LANSING

Clarence Stone, Legal Affairs
Lisa Ward, Legal Affairs
Mary Cook, Operations
Chris Hall, Information Technology
Mark Whitaker, Information Technology

OTHERS PRESENT VIA MICROSOFT TEAMS

Gary Heidel, Acting Executive Director
Katie Bach, Communications
Chad Benson, Rental Development
Jennifer Bowman, Executive
Mary Townley, Homeownership
Carol Brito, Homeownership
Odessa Carson, Office of Equity and Engagement
Lori Fedewa, Human Resources
Sherry Hicks, Operations
Jonathan Hilliker, Audit, Compliance and Fraud Investigation
John Hundt, Rental Development
Lisa Kemmis, Rental Assistance and Homeless Solutions
Tiffany King, Office of Equity and Engagement
Michelle Locher, Executive
Amber Martin, Human Resources
Frank Mostek, Audit, Compliance and Fraud Investigation
Michael Naberhuis, Rental Development
Richard Norton, Legal Affairs
Kelly Rose, Rental Assistance and Homeless Solutions
Lindsey Schmitt, Human Resources
Michael Shelden, Audit, Compliance and Fraud Investigation

Ron Pulaski, Audit, Compliance and Fraud Investigation
Dawn Hengesbach, Audit, Compliance and Fraud Investigation
Ryan Koenigsknecht, Rental Development
Charles Smith, Rental Development
Jeff Sykes, Finance
Troy Thelen, Asset Management
Katy VanHouten, Rental Development
Anna Vicari, Communications
Daphne Wells, Operations
Justin Wieber, Asset Management
Nathan Thelen, Asset Management
Dace Koenigsknecht, Procurement
Tonya Young, Neighborhood Housing Initiatives
Michael Fobbe, Office of Attorney General
John Millhouse, Office of Attorney General
Amy Patterson, Office of Attorney General
Kris Nied, Miller Canfield
Craig Hammond, Dickinson Wright
Sandy Pearson, Habitat for Humanity
Donna McMillan, MHT Housing

Eighteen additional members of the public participated via the Conference Line: 248-509-0316, Conference ID: 829 223 932#. Chairperson Susan Corbin opened the meeting at 10:07 a.m. A quorum was established with the presence of Ms. Corbin, Regina Bell, Carl English, Rachael Eubanks, Tyrone Hamilton, Jennifer Grau and Michele Wildman. While Authority members were present in Lansing, presenters participated via Microsoft Teams. At Ms. Corbin's request, Jonathan Hilliker provided instructions for those participating remotely, including guidelines on how to provide public comment via the conference line.

Ms. Corbin requested public comments from participants. Sandy Pearson of Habitat for Humanity thanked the Authority for the opportunity to interview for the Executive Director position and noted that she looks forward to a continued partnership with the Authority under its new leadership. Ms. Pearson also announced that she will be stepping down as President and CEO of Habitat for Humanity and looks forward to introducing her successor sometime in the next year.

There being no additional public comment, Ms. Corbin announced the following: (1) a goldenrod to the Agenda (Tab A) that added the Contract Spreadsheet to the Report Section of the Docket; (2) a goldenrod Board Memorandum for Tab D regarding the number of jobs that will be generated by the Cambridge Square pass-through loan; (3) a goldenrod for the Bond Resolution in Tab D that corrects the location of the development; and (4) the Contract Spreadsheet was added as a new item (Tab 4) in the report section of the docket. Ms. Corbin also announced that due to scheduling conflicts, several members would need to leave the meeting at 11:15 am. Because that would eliminate the quorum, any voting items not reviewed by that time would need to be moved to the December meeting.

In the interest of time, updates that were to be given during the Executive Director's report have been moved to the December meeting. These include updates on two financial reports, the

Emergency Rental Assistance program, the Homeownership Assistance Fund and the Michigan Housing Survey.

Approval of Agenda:

Michelle Wildman moved approval of **Tab A (Agenda)**. Jennifer Grau supported. The agenda was approved.

Voting Items:

Consent Agenda (Tabs B and C). Rachael Eubanks moved approval of the consent agenda. Regina Bell supported. The Consent Agenda was approved.

The Consent Agenda included the following items:

Tab B Minutes – October 21, 2021

Tab C Resolution Authorizing 2022 Authority Meeting Schedule

Regular Voting Items:

Clarence Stone, Director of Legal Affairs and Craig Hammond, Bond Counsel with Dickinson Wright, presented **Tab D**: Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing Revenue Bonds, Series 2021 (Cambridge Square of Flint Apartments Project) and Resolution Authorizing Loan, **Cambridge Square of Flint**, Flint Township, Genesee County, **MSHDA No. 44c-182**. Mr. Stone reviewed the loan resolution and Mr. Hammond reviewed the bond resolution as detailed in the board docket. During his presentation, Mr. Stone noted a correction to the number of jobs that expect to be generated, as well as a correction to the location of the development in the bond resolution.

John Millhouse, Assistant Attorney General, confirmed the bond documents in **Tab D** were acceptable for the Board's action.

Clarence Stone, Director of Legal Affairs, confirmed the bond documents in **Tab D** were acceptable for the Board's action.

Michelle Wildman moved approval of **Tab D**. Jennifer Grau supported. The following Roll Call was taken for **Tab D**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Yes
Carl English	Yes	Deb Muchmore	Absent
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 "yes" votes. The resolutions were approved.

Clarence Stone, Director of Legal Affairs and Kristin Nied, Bond Counsel with Miller Canfield, **presented Tab E**, Michigan State Housing Development Authority Resolution Authorizing Issuance and Sale of Michigan State Housing Development Authority Multifamily Housing

Revenue Bonds, Series 2021 (Carpenter Place Apartments Project) and Resolution Authorizing Loan, **Carpenter Place Apartments**, Pittsfield Township, Washtenaw County, **MSHDA No. 44c-128-2**. Mr. Stone reviewed the loan resolution and Ms. Nied reviewed the bond resolution as detailed in the board docket.

In response to Authority member questions, Mr. Stone confirmed that no concerns were expressed at the public TEFRA hearing, and if there had been, they would have been shared with Authority members. In addition, Mr. Stone confirmed that there was a plan in place to relocate tenants as necessary when interior unit renovations occurred.¹

John Millhouse, Assistant Attorney General, confirmed the bond documents in **Tab E** were acceptable for the Board's action.

Clarence Stone, Director of Legal Affairs, confirmed the bond documents in **Tab E** were acceptable for the Board's action.

Jennifer Grau moved approval of **Tab E**. Tyrone Hamilton supported. The following Roll Call was taken for **Tab E**:

Regina Bell	Yes	Jennifer Grau	Yes
Susan Corbin	Yes	Tyrone Hamilton	Yes
Carl English	Yes	Deb Muchmore	Absent
Rachael Eubanks	Yes	Michele Wildman	Yes

There were 7 "yes" votes. The resolutions were approved.

Justin Wieber, Asset Management, presented **Tab F**, Resolution Authorizing Modification to Mortgage Terms, **Lockwood of Genesee (AKA American House North, FKA Pine Gardens), MSHDA Development No. 1016**, City of Flint, Genesee County, Mr. Wieber reviewed the documents as detailed in the board docket.

Michele Wildman noted an error in the resolution concerning the location of the development and questioned whether they could proceed with the vote. Clarence Stone, Director of Legal Affairs, advised Authority members to proceed as normal and that an amended resolution correcting the location would be provided at the December board meeting.

Carl English moved approval of **Tab F**. Jennifer Grau supported. The resolution was approved.

Justin Wieber, Asset Management, presented **Tabs G through N**, Resolutions Authorizing Waivers of Mortgage Loan Prepayment Prohibitions for the following:

Tab G: **Stonebrook III, MSHDA Development No. 966**, City of Grand Rapids, Kent County

Tab H: **Phoenix Place, MSHDA Development No. 672**, City of Pontiac, Oakland County

¹ No tenants will be permanently relocated. The sponsor anticipates that no tenants will be temporarily relocated unless they wish to be—if so, all moving and lodging costs would be covered and a daily meal stipend would be provided according to HUD guidelines. Because no tenants are expected to be relocated, no relocation plan was submitted to MSHDA.

- Tab I: **Charring Square, MSHDA Development No. 330**, Township of Monroe, Monroe County
- Tab J: **Lexington Village, MSHDA Development No. 616**, City of Detroit, Wayne County
- Tab K: **Birch Park, MSHDA Development No. 654**, City of Saginaw, Saginaw County
- Tab L: **Lawrence Park, MSHDA Development No. 663-2**, City of Center Line, Macomb County
- Tab M: **Coventry Woods, MSHDA Development No. 671**, City of Walker, Kent County
- Tab N: **Lincolnshire Village Apartments, MSHDA Development No. 3196**, Township of Canton, Wayne County

Mr. Wieber reviewed the documents as detailed in the board docket.²

Tab G: Jennifer Grau moved approval of **Tab G**. Regina Bell supported. The resolution was approved.

Tab H: Rachael Eubanks moved approval of **Tab H**. Carl English supported. The resolution was approved.

Tab I: Jennifer Grau moved approval of **Tab I**. Tyrone Hamilton supported. The resolution was approved.

Tab J: Carl English moved approval of **Tab J**. Tyrone Hamilton supported. The resolution was approved.

Tab K: Jennifer Grau moved approval of **Tab K**. Carl English supported. The resolution was approved.

Tab L: Michele Wildman moved approval of **Tab L**. Carl English supported. The resolution was approved.

Tab M: Rachael Eubanks moved approval of **Tab M**. Michele Wildman supported. The resolution was approved.

Tab N: Rachael Eubanks moved approval of **Tab N**. Jennifer Grau supported. The resolution was approved.

John Hundt, Rental Development, presented **Tab O: Country View III, MSHDA Development No. 3991**, Township of Benton, County of Berrien and Resolution Authorizing Mortgage Loan, **Country View III, MSHDA Development No. 3991, Township of Benton, Berrien County**. Mr. Hundt reviewed the documents as detailed in the board docket.

In response to Authority member questions, Mr. Hundt noted that all tenants are currently below 60% Annual Median Income, and 132 units are assisted by Project Based Vouchers. He further

² Ms. Wildman briefly left the meeting at approximately 10:40 a.m. and returned at approximately 10:42 a.m. As such, she was not present for the votes on Tabs G-J.

confirmed that there would be no rent increase for existing tenants. Mr. Hundt was also asked to explain what is meant when staff refer to a property as a historically troubled property. In response, he noted that for this development, it has not operated successfully and is not in good condition. However, the management agent has changed and has already started to make improvements. He believes that the rehabilitation under new management will turn the project around.

Tyrone Hamilton moved approval of **Tab O**. Michele Wildman supported. The resolutions were approved.

John Hundt, Rental Development, presented **Tab P**: Resolution Determining Mortgage Loan Feasibility, **Delhi Stratford Place II, MSHDA Development No. 1096-2**, Delhi Township, Ingham County and Resolution Authorizing Mortgage Loan, **Delhi Stratford Place II, MSHDA Development No. 1096-2**, Delhi Township, Ingham County. Mr. Hundt reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab P**. Carl English supported. The resolutions were approved.

John Hundt, Rental Development, presented **Tab Q**, Resolution Determining Mortgage Loan Feasibility, **Jefferson Meadows II, MSHDA Development No. 848-2**, City of Detroit, Wayne County and Resolution Authorizing Mortgage Loan, **Jefferson Meadows II, MSHDA Development No. 848-2**, City of Detroit, Wayne County. Mr. Hundt reviewed the documents as detailed in the board docket.

In response to Authority member questions, Mr. Hundt confirmed that the rent reserve fund is typically in place for about three years, depending on rental amounts.

Michele Wildman moved approval of **Tab Q**. Tyrone Hamilton supported. The resolutions were approved.

Lisa Kemmis, Rental Assistance and Homeless Solutions, presented **Tab R**, Resolution Approving COVID-19 Response Amendments to Administrative Plan for the Housing Choice Voucher Program. Ms. Kemmis reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab R**. Regina Bell supported. The resolution was approved.

Mark Whitaker, Information Technology, presented **Tab S**, Resolution Authorizing the Michigan Department of Technology, Management and Budget to Amend Contract with Emphasys Software Inc. (AOD) on Behalf of the Authority. Mr. Whitaker reviewed the documents as detailed in the board docket.

Regina Bell moved approval of **Tab S**. Jennifer Grau supported. The resolution was approved.

Mark Whitaker, Information Technology, presented **Tab T**, Resolution Authorizing the Michigan Department of Technology, Management and Budget to Extend Contract with Emphasys Software Inc. (Achieve) on Behalf of the Authority. Mr. Whitaker reviewed the documents as detailed in the board docket.

Jennifer Grau moved approval of **Tab T**. Tyrone Hamilton supported. The resolution was approved.³

Nathan Thelen, Asset Management, presented **Tab U**, Resolution Authorizing Two Professional Services Contracts for Compliance Monitoring. Mr. Thelen reviewed the documents as detailed in the board docket.

Carl English moved approval of **Tab U**. Tyrone Hamilton supported. The resolution was approved.

There being no additional discussion, Ms. Corbin noted the following reports were included in the docket for reference: **(Tab 1)** Financial Report with Supplemental Information – June 30, 2021; **(Tab 2)** Financial Report: Quarter and Year to Date Ended June 30, 2021; **(Tab 3)** Landlord Damage Claims Payments for the Housing Choice Voucher (HCV) Program; **(Tab 4)** Contract Tracking Spreadsheet; **(Tab 5)** Current and Historical Homeownership Data; **(Tab 6)** Homeownership Production Report; **(Tab 7)** MI 10K DPA Monthly Statistics (Map); **(Tab 8)** MI 10K DPA Weekly Statistics (Graph); and, **(Tab 9)** 2021 Board Calendar.

Ms. Corbin requested a motion to adjourn the meeting. Rachael Eubanks moved to adjourn, and Tyrone Hamilton supported. The meeting adjourned at 11:12 a.m.

REVIEWED

By Lisa Ward at 2:33 pm, Dec 09, 2021

REVIEWED

By Clarence Stone at 3:15 pm, Dec 09, 2021

³ Ms. Eubanks briefly left the meeting at approximately 11:05 a.m. and returned at approximately 11:08 a.m. As such, she was not present for the vote on Tab T.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: American House North (a/k/a "Lockwood of Genesee", f/k/a "Pine Gardens"), MSHDA No. 1016

RECOMMENDATION:

I recommend the Michigan State Housing Development Authority (the "Authority") approve an amended resolution to correct and confirm the location of American House North in the Resolution Authorizing a Three-Year Principal Deferral for the first mortgage loan for American House North, MSHDA No. 1016, that was adopted by the Authority on November 18, 2021 (the "Original Resolution").

EXECUTIVE SUMMARY:

American House North (the "Development") is a 126-unit senior development located in Mt. Morris Township. The Development was constructed in 2001 under the Authority's 60/40 TEAM Tax-Exempt Bond Program and was allocated 4% Low Income Housing Tax Credits as part of the financing.

On November 18, 2021, the Authority adopted a Resolution Authorizing a Three-Year Principal Deferral, for a principal deferral and modification of the first mortgage loan under the Authority's TEAM Program (the "Mortgage Loan") to Pine Gardens Limited Dividend Housing Association Limited Partnership (the "Mortgagor") for the Development. The Original Resolution describes the location of the Development as the City of Flint; the Development, however, is located in Mt. Morris Township. The amended resolution will confirm that the location of the Development is Mt. Morris Township and will certify the Original Resolution dated November 18, 2021, as corrected in accordance with the amended resolution.

ADVANCING THE AUTHORITY'S MISSION:

Not applicable.

MUNICIPAL SUPPORT:

Not applicable.

COMMUNITY ENGAGEMENT/IMPACT:

Not applicable.

RESIDENT IMPACT:

Not applicable.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RESOLUTION AMENDING THE RESOLUTION AUTHORIZING
THREE-YEAR PRINCIPAL DEFERRAL ADOPTED ON NOVEMBER 18, 2021,
AMERICAN HOUSE NORTH
(A/K/A "LOCKWOOD OF GENESEE"; F/K/A "PINE GARDENS"),
MSHDA DEVELOPMENT NO. 1016
MT. MORRIS TOWNSHIP, GENESEE COUNTY

December 16, 2021

WHEREAS, the Authority adopted its Resolution Authorizing Three-Year Principal Deferral on November 18, 2021, which authorized a principal deferral and modification of a mortgage loan under the Authority's TEAM Program (the "Mortgage Loan") to Pine Gardens Limited Dividend Housing Association Limited Partnership (the "Mortgagor"), for the development known as American House North (a/k/a "Lockwood of Genesee"; f/k/a "Pine Gardens"), MSHDA Development No. 1016 (the "Development") (collectively, the "Original Resolution"); and

WHEREAS, the Authority has determined that the Original Resolution describes the location of the Development as the City of Flint; the Development, however, is located in Mt. Morris Township; and

WHEREAS, the Acting Executive Director has recommended that the Authority approve the amended resolution to correct and confirm the location of the Development in accordance with the terms and conditions set forth in the accompanying memorandum; and

WHEREAS, the Authority has reviewed the accompanying memorandum and concurs in the recommendation of the Acting Executive Director.

NOW THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. The location of the Development shall be corrected to Mt. Morris Township as shown in the attached marked and clean versions of the Original Resolution dated November 18, 2021.
2. The Executive Director, the Director of Legal Affairs, the Deputy Director of Legal Affairs, the Chief Financial Officer, or any person duly acting in such capacity (each, an "Authorized Officer"), or any of them, is hereby directed to certify the Original Resolution dated November 18, 2021, as corrected in accordance with this amended resolution, and the Original Resolution shall be deemed to have been adopted on November 18, 2021, as so corrected.

MARKED VERSION FROM NOVEMBER 18, 2021

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION AUTHORIZING THREE-YEAR PRINCIPAL DEFERRAL,
AMERICAN HOUSE NORTH
(A/K/A “LOCKWOOD OF GENESEE”; F/K/A “PINE GARDENS”),
MSHDA DEVELOPMENT NO. 1016
MT. MORRIS TOWNSHIP ~~CITY OF FLINT~~, GENESEE COUNTY**

November 18, 2021

WHEREAS, in 2001, the Michigan State Housing Development Authority (the "Authority") made a mortgage loan under the Authority's TEAM Program (the "Mortgage Loan") to Pine Gardens Limited Dividend Housing Association Limited Partnership (the "Mortgagor"), for the acquisition and construction of American House North (a/k/a "Lockwood of Genesee"; f/k/a "Pine Gardens"), MSHDA Development No. 1016, located in the **Mt. Morris Township ~~City of Flint~~**, Genesee County, Michigan (the "Development"); and

WHEREAS, the Development also received from the Genesee County (the "County") a HOME loan (the "HOME Loan") in the amount of Eight Hundred Fifty Thousand Dollars (\$850,000); and

WHEREAS, in 2003, the Authority approved a principal deferral and made a modification to the Mortgage Loan and additionally made a third mortgage loan (the "Third Mortgage Loan") to the Mortgagor, for the Development; and

WHEREAS, in 2006, the Authority approved a principal deferral and general partnership change and made a modification of the Mortgage Loan; and

WHEREAS, in 2020, the Authority approved a six-month deferral of principal, interest, and replacement reserve escrow deposit under the Short-Term Mortgage Relief Program and made a modification of the Mortgage Loan; and

WHEREAS, the Development has experienced issues related to vacancy for several years; and

WHEREAS, the Mortgagor has requested the approval of the Authority for the transfer of 100% of the limited partnership interests in the Mortgagor; and

WHEREAS, pursuant to Section IV (C)(1) of the Authority's Resale Policy, adopted by the Authority on April 22, 2021, this limited partnership transfer may be approved by the Executive Director, after review by the Asset Review Committee, if all requirements necessary for approval of the proposed transfer have been met; and

WHEREAS, Authority staff have reviewed the proposed transfer and determined that the requirements of the Resale Policy have been met; and

WHEREAS, the Mortgagor has requested the approval of a three (3) year principal deferral, beginning June 1, 2021, through May 31, 2024; and

WHEREAS, the Acting Executive Director has recommended that the Authority approve the

principal deferral in accordance with the terms and conditions set forth in the accompanying memorandum and Action Report; and

WHEREAS, the Authority has reviewed the accompanying memorandum and concurs in the recommendation of the Acting Executive Director.

NOW THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. The Authority hereby approves a principal deferral through May 31, 2024, for the Development, is hereby authorized, subject to the terms and conditions set forth in the accompanying memorandum and Action Report.
2. The Executive Director, the Director of Legal Affairs, the Deputy Director of Legal Affairs, the Chief Financial Officer, or any person duly acting in such capacity (each, an "Authorized Officer"), or any of them, may enter into such documents or agreements and to take any other action necessary to effectuate the proposal as set forth in the accompanying memorandum and Action Report.

CORRECTED CLEAN VERSION

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION AUTHORIZING THREE-YEAR PRINCIPAL DEFERRAL,
AMERICAN HOUSE NORTH
(A/K/A “LOCKWOOD OF GENESEE”; F/K/A “PINE GARDENS”),
MSHDA DEVELOPMENT NO. 1016
MT. MORRIS TOWNSHIP, GENESEE COUNTY**

November 18, 2021

WHEREAS, in 2001, the Michigan State Housing Development Authority (the "Authority") made a mortgage loan under the Authority's TEAM Program (the "Mortgage Loan") to Pine Gardens Limited Dividend Housing Association Limited Partnership (the "Mortgagor"), for the acquisition and construction of American House North (a/k/a "Lockwood of Genesee"; f/k/a "Pine Gardens"), MSHDA Development No. 1016, located in the Mt. Morris Township, Genesee County, Michigan (the "Development"); and

WHEREAS, the Development also received from the Genesee County (the "County") a HOME loan (the "HOME Loan") in the amount of Eight Hundred Fifty Thousand Dollars (\$850,000); and

WHEREAS, in 2003, the Authority approved a principal deferral and made a modification to the Mortgage Loan and additionally made a third mortgage loan (the "Third Mortgage Loan") to the Mortgagor, for the Development; and

WHEREAS, in 2006, the Authority approved a principal deferral and general partnership change and made a modification of the Mortgage Loan; and

WHEREAS, in 2020, the Authority approved a six-month deferral of principal, interest, and replacement reserve escrow deposit under the Short-Term Mortgage Relief Program and made a modification of the Mortgage Loan; and

WHEREAS, the Development has experienced issues related to vacancy for several years; and

WHEREAS, the Mortgagor has requested the approval of the Authority for the transfer of 100% of the limited partnership interests in the Mortgagor; and

WHEREAS, pursuant to Section IV (C)(1) of the Authority's Resale Policy, adopted by the Authority on April 22, 2021, this limited partnership transfer may be approved by the Executive Director, after review by the Asset Review Committee, if all requirements necessary for approval of the proposed transfer have been met; and

WHEREAS, Authority staff have reviewed the proposed transfer and determined that the requirements of the Resale Policy have been met; and

WHEREAS, the Mortgagor has requested the approval of a three (3) year principal deferral, beginning June 1, 2021, through May 31, 2024; and

WHEREAS, the Acting Executive Director has recommended that the Authority approve the

principal deferral in accordance with the terms and conditions set forth in the accompanying memorandum and Action Report; and

WHEREAS, the Authority has reviewed the accompanying memorandum and concurs in the recommendation of the Acting Executive Director.

NOW THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. The Authority hereby approves a principal deferral through May 31, 2024, for the Development, is hereby authorized, subject to the terms and conditions set forth in the accompanying memorandum and Action Report.
2. The Executive Director, the Director of Legal Affairs, the Deputy Director of Legal Affairs, the Chief Financial Officer, or any person duly acting in such capacity (each, an "Authorized Officer"), or any of them, may enter into such documents or agreements and to take any other action necessary to effectuate the proposal as set forth in the accompanying memorandum and Action Report.



M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: Amendment to Resolution Authorizing the Housing Development Fund Grant Award to Habitat for Humanity of Michigan

RECOMMENDATION:

I recommend the Michigan State Housing Development Authority (the "Authority") adopt a resolution that amends Section 2 of the October 21, 2021 resolution authorizing the award of a Housing Development Fund grant to Habitat for Humanity of Michigan in the amount of \$1,175,000.

EXECUTIVE SUMMARY:

A review of the October 21, 2021 resolution approving and authorizing a Housing Development Fund grant to Habitat for Humanity of Michigan revealed an error in the written award amount. (The written award amount is "One Million One Hundred Seventy-Five [sic] Dollars"; the numerical amount, which is correct, is \$1,175,000.) To correct the ambiguity, it is necessary to amend and restate Section 2 of the resolution to confirm that the amount of the Housing Development Fund grant is One Million One Hundred Seventy-Five Thousand Dollars (\$1,175,000).

ADVANCING THE AUTHORITY'S MISSION:

Amending and restating Section 2 of the October 21, 2021 resolution will ensure that the grant will meet its timelines while ensuring that there is no ambiguity in the amount of the grant award.

COMMUNITY ENGAGEMENT/IMPACT:

Grant-related work will proceed in accordance with its original timeline.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**AMENDMENT TO RESOLUTION AUTHORIZING THE HOUSING DEVELOPMENT FUND
GRANT TO HABITAT FOR HUMANITY OF MICHIGAN**

December 16, 2021

WHEREAS, Section 23 of Public Act 346 of 1966, as amended (the "Act") creates and establishes a housing development fund (the "Housing Development Fund") under the jurisdiction and control of the Michigan State Housing Development Authority (the "Authority"); and

WHEREAS, the Authority, at its regularly scheduled meeting on October 21, 2021, authorized and approved a grant award to Habitat for Humanity of Michigan ("HFH" or "Grantee"), a non-profit organization proposing to use Authority funds for a Down Payment Assistance Program, a Priority Home Repair Program, and a Prison Build Program (a collaboration with the Michigan Department of Corrections to produce quality home components for use in construction and rehabilitation of low-income homes); and

WHEREAS, Authority staff and the Acting Executive Director recommend in the accompanying memorandum that the Authority adopt a resolution amending and restating Section 2 of the October 21, 2021 resolution to accurately reflect the total amount of the grant award to HFH of One Million One Hundred Seventy-Five Thousand Dollars (\$1,175,000); and

WHEREAS, the Authority concurs in the recommendation.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority that Section 2 of the resolution dated October 21, 2021, approving the award to HFH, be amended and restated in its entirety as follows:

2. That a Grant not to exceed One Million One Hundred Seventy-Five Thousand Dollars (\$1,175,000) be and is hereby authorized to be used for the purposes set forth in the accompanying HDF Grant Report, subject to the special conditions contained therein and to the execution of a Grant Regulatory Agreement between the Authority and the Grantee, containing the following provisions:
 - a. an anti-discrimination provision effectuating Section 46 of the Act;
 - b. a provision that all actions and requirements are subject to the Act and the General Rules of the Authority;
 - c. a provision that all facilities acquired with the proceeds of the Grant shall be made subject to any liens, security interests or other security agreements and any terms, covenants and conditions regarding the use or resale of such facilities as shall be determined by the Executive Director;
 - d. a provision whereby the Authority reserves the right to pursue remedies prescribed by the Act for violations of the Grant Regulatory Agreement; and

- e. a provision that all aspects of the Grantee's plan for the use of the Grant shall be subject to review and approval by the requisite Authority staff for the purpose of assuring conformity with Authority standards and criteria.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: Amended and Restated Resolution Authorizing Signatories

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") adopt the attached Amended and Restated Resolution Authorizing Signatories ("Signatory Resolution").

EXECUTIVE SUMMARY:

The Signatory Resolution designates the Authority officers who are authorized to sign documents on behalf of the Authority. This amendment clarifies the Low Income Housing Tax Credit ("LIHTC") section to include extended low income housing commitments and land use restriction agreements and also authorizes the listed staff to amend or discharge agreements in whole or in part as appropriate to administer the LIHTC Program.

ADVANCING THE AUTHORITY'S MISSION:

The Authority's LIHTC unit allocates tax credits and ensures compliance with the corresponding federal requirements. The inclusion of other agreements and the additional authority will allow for more efficient administration of the LIHTC program.

MUNICIPAL SUPPORT:

None.

COMMUNITY ENGAGEMENT/IMPACT:

None.

RESIDENT IMPACT:

None.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**AMENDED AND RESTATED
RESOLUTION AUTHORIZING SIGNATORIES**

DECEMBER 16~~March 18~~, 2021

WHEREAS, Section 21 of Public Act No. 346 of the Public Acts of 1966, as amended (the "Act"), provides that the Michigan State Housing Development Authority (the "Authority") may delegate to one or more agents or employees those powers or duties as the Authority considers proper; and

WHEREAS, the Authority has from time to time adopted resolutions authorizing certain officers and employees to execute documents on behalf of the Authority (hereafter "Signatory Resolutions"); and

WHEREAS, the Acting Executive Director has recommended that the "Amended and Restated Resolution Authorizing Signatories, adopted by the Authority on **MARCH 18, 2021**~~January 23, 2020~~, be further amended; and

WHEREAS, the Authority concurs in the recommendation of the Acting Executive Director.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. Authorized Officers. The Executive Director, Chief of Staff, Chief Housing Investment Officer, Chief Housing Solutions Officer, Chief Financial Officer (formerly, the Director of Finance), Deputy Director of Finance, Director of Legal Affairs, Deputy Director of Legal Affairs, together with any person duly appointed and acting in such capacity, or any of them, are designated Authorized Officers of the Authority. Any one of the Authorized Officers shall have the power and right to approve, give notice of or act on behalf of the Authority in accordance with the provisions of mortgages, notes, contracts, agreements, certificates, exhibits and other documents and amendments thereto executed on behalf of the Authority.

2. Multi-Family Developments. (a) The Authorized Officers, the Director of Development, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all contracts, agreements, certificates, exhibits and other documents, and amendments or modifications thereto, or releases or discharges therefrom, which from time to time may be necessary or required in connection with Authority-authorized Multi-Family mortgage loans.

(b) Pursuant to Rule 143 of the Authority's General Rules, the Authorized Officers, or any one of them, be and they are hereby authorized to execute mortgage loan commitments on behalf of the Authority.

3. Low Income Housing Tax Credits. The Authorized Officers, the Director of Development, the Director of Asset Management, or any one of them, are hereby authorized to

execute and deliver on behalf of the Authority any and all contracts, agreements, certificates, exhibits and other documents, **EXTENDED LOW INCOME HOUSING COMMITMENTS, LAND USE RESTRICTION AGREEMENTS**, and amendments or modifications thereto, or releases or discharges therefrom, **IN WHOLE OR IN PART**, which from time to time may be necessary or required **OR DETERMINED TO BE APPROPRIATE BY ANY SUCH OFFICER** ~~in connection with~~ **TO ADMINISTER** the Authority's Low Income Housing Tax Credit Program.

4. Single-Family Programs; Property Improvement. (a) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, and the Manager of Homeownership Operation, together with any person duly appointed and acting in such capacity, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all commitments, contracts, certificates, agreements, exhibits, and other documents, and amendments thereto, which from time to time may be necessary or required in connection with the programs administered by the Authority's Homeownership Division including, but not limited to, the Single-Family Loan Program, Mortgage-backed Security Program and Mortgage Credit Certificate Program.

(b) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, the Manager of Homeownership Operation, the Manager - Audit, Single Family and Multi-Family Mortgage Servicing, together with any person duly appointed and acting in such capacity, or any one of them, are authorized to approve or consent to modifications of Authority mortgages for single family mortgage loans, or agreements related to such mortgage loans, and to execute any and all documents necessary to effectuate such modifications or agreements, in situations where they individually determine that such modification shall not detrimentally affect the Bondholders, or in other situations, provided that the mortgagor shall remain obligated to repay the mortgage loan in sufficient amounts to comply with the provisions of the applicable Bond Resolution.

(c) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, the Manager of Homeownership Operation, the Manager – Audit, Single Family and Multi-Family Mortgage Servicing, together with any person duly appointed and acting in such capacity, or any one of them, are hereby authorized to execute and deliver documents including, but not limited to, deeds, land contracts, and discharges of mortgages relative to the assignment, pay off, termination, or foreclosure of single family mortgages, or to the disposition of single family houses acquired by the Authority.

(d) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, the Manager of Homeownership Operation, the Manager - Audit, Single Family and Multi-Family Mortgage Servicing, together with any person duly appointed and acting in such capacity, or any one of them, are authorized to approve agreements with lenders and servicers to originate or service single family mortgage loans, or both.

(e) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, and the Manager of Homeownership Operation, together with any person duly appointed and acting in such capacity, or any one of them are hereby authorized to execute and deliver on behalf of the authority any and all commitments, contracts, certificates, agreements, exhibits, and other documents, and amendments thereto, which from time to time may be necessary or required in connection with the Authority's property improvement program.

(f) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, and the Manager of Homeownership Operation, together with any person duly appointed and acting in such capacity, or any one of them, are hereby individually authorized to execute on behalf of the authority any and all agreements, claims, discharges, assignments, certificates, modifications and other documents which from time to time may be necessary or required in connection with the servicing of the Authority's property improvement program.

5. Land Acquisition and Development Fund. The Authorized Officers, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all agreements, contracts, certificates, exhibits and other documents and amendments thereto, which from time to time may be necessary or required in connection with authorized uses of the land acquisition and development fund.

6. Housing Development Fund; State and Federal Funds; Emergency Solutions Grants.

(a) The Authorized Officers and the Director of Housing Initiatives, together with any person duly appointed and acting in such capacity, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all contracts, agreements, certificates, exhibits, and other documents and amendments thereto, which from time to time may be necessary or required in connection with Authority development fund loans, development fund grants, and federal and state funded grants and loans.

(b) The Authorized Officers, together with any person duly appointed and acting in such capacity, or any one of them, are hereby individually authorized to execute on behalf of the Authority any and all agreements, claims, discharges, assignments, certificates, modifications and other documents which from time to time may be necessary or required in connection with the servicing of the Authority's Revitalife Program.

(c) The Authorized Officers, the Director of Rental Assistance and Homeless Solutions, the Homeless Programs Manager, together with any person duly appointed and acting in such capacity, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all contracts, agreements, certificates, exhibits, and other documents and amendments thereto, which from time to time may be necessary or required in connection with emergency solutions grants, funds authorized by the McKinney-Vento Homeless Assistance Act, and the HOME program.

7. Contract Administration Program. The Authorized Officers, the Director of Asset Management, the Manager, Federal Contract Administration, together with any person duly appointed and acting in such capacity, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all contracts, agreements, certificates, exhibits and other documents which from time to time may be necessary or required by the US Department of Housing and Urban Development ("HUD") in connection with the Contract Administration programs.

8. Multi-Family Loan Commitments Under \$250,000. Pursuant to Rule 143 of the Authority's General Rules, the Executive Director is authorized to issue the Authority's mortgage loan commitments for mortgage loans having principal amounts less than \$250,000. In addition,

the Authorized Officers, or any one of them, are authorized to issue on behalf of the Authority, without further Authority action, mortgage loan commitments for such loans. Provided, however, that the Executive Director or other Authorized Officer determines that each applicant is an eligible applicant and that each application is consistent with applicable Authority processing and underwriting procedures and guidelines. Each mortgage loan commitment shall contain such terms, conditions and requirements as may be deemed appropriate by an Authorized Officer.

9. Approval of Documents of Organization. Pursuant to Rule 123 of the Authority's General Rules which empowers the Authority to authorize by resolution Authority employees in addition to the Executive Director to consent to or approve proposed corporate and partnership qualification documents, the Authority hereby authorizes the Director of Legal Affairs or Deputy Director of Legal Affairs, together with any person duly appointed and acting in such capacity, to consent to or approve on behalf of the Authority proposed Articles of Incorporation, Amendments thereto, Articles of Organization, Operating Agreements, Certificates of Partnership, Partnership Agreements, and Amendments to any of the preceding, provided that they fully comply with the requirements of the Act.

10. Financial Matters. The Authorized Officers, or any one of them, are hereby individually authorized:

(a) to release from safekeeping, deliver, sell, redeem, exchange or otherwise dispose of, securities held by financial institutions on behalf of the Authority as collateral to secure investments of the Authority when the Authority's interest in the particular collateral is terminated or modified;

(b) to execute drafts or payment vouchers on letters of credit;

(c) to execute and deliver any and all contracts, agreements, certificates, exhibits, and other documents and amendments thereto which from time to time may be necessary or required in connection with the sale, delivery, purchase, redemption, and ongoing administration of the Authority's notes and bonds; and

(d) to authorize a paying agent of an Authority obligation to make payment of matured interest coupons lost, destroyed, or wrongfully taken upon the receipt of indemnification satisfactory to the paying agent.

11. Environmental Review. The Executive Director and the Director of Development are each authorized to prepare and execute all documents related to the Environmental Review Record and to certify compliance with the National Environmental Policy Act and other requisite environmental Federal Laws.

12. Authorization Accorded Various Positions. The following members of the Authority Staff named or holding the positions noted hereafter, together with any person duly appointed and acting in such capacity, or their supervisor(s) are individually authorized to execute on behalf of the Authority the following documents or communications:

Director of Development
Chief Architect
- Change Orders

Chief Architect

Staff Architect

- Approval of Plans and Specifications
- Permission To Occupy

Physical Portfolio Manager

Costing Engineer

Chief Architect

- Trade Payment Breakdown

Chief Construction Manager

- Approval of Draw Request (as to percent of work completed)
- Approval or Rejection of Contractor's Equal Employment Opportunity Plans
- Letters of Approval or Rejection of Subcontractors on the Basis of Equal Opportunity Performance

Construction Specialist

- Punchlist

Equal Opportunity Officer

- Approval or Rejection of Affirmative Fair Housing Marketing Plans

Director of Rental Assistance and Homeless Solutions, or Rental Assistance and Homeless Solution Operations Manager

- Agreements and Certificates required by HUD in connection with Federal Programs administered by the Authority's Office of Rental Assistance and Homeless Solutions
- All agreements and certifications required in connection with the administration of the Housing Choice Voucher Program

Director of Asset Management

- Agreements and Certificates required by HUD in connection with the management of housing developments financed under the Section 8 New Construction Housing Program
- Management Agreements and Marketing Agreements
- Management Agent Qualification Approvals

Asset Management Transaction Manager

Asset Management Core Properties and Intake Manager

- Identity of Interest Disclosures

Single Family Underwriter

- Single Family Mortgage Loan Commitments

13. The Authorized Officers and any person authorized to execute any document by this resolution may execute any such document electronically, if electronic signature of such document shall otherwise be valid.

14. This Resolution amends and restates the Authority's ~~January 23, 2020~~ **MARCH 18, 2021** Resolution entitled "Amended and Restated Resolution Authorizing Signatories." All other resolutions specifically authorizing signatories which have not been previously repealed, superseded, or modified remain in full force and effect. This Resolution shall take immediate effect.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**AMENDED AND RESTATED
RESOLUTION AUTHORIZING SIGNATORIES**

December 16, 2021

WHEREAS, Section 21 of Public Act No. 346 of the Public Acts of 1966, as amended (the "Act"), provides that the Michigan State Housing Development Authority (the "Authority") may delegate to one or more agents or employees those powers or duties as the Authority considers proper; and

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execute and deliver on behalf of the Authority any and all contracts, agreements, certificates, exhibits and other documents, extended low income housing commitments, land use restriction agreements, and amendments or modifications thereto, or releases or discharges therefrom, in whole or in part, which from time to time may be necessary or required or determined to be appropriate by any such Officer to administer the Authority's Low Income Housing Tax Credit Program.

4. Single-Family Programs; Property Improvement. (a) The Authorized Officers, the Director of Homeownership, the Marketing Manager of Homeownership, and the Manager of Homeownership Operation, together with any person duly appointed and acting in such capacity, or any one of them, are hereby authorized to execute and deliver on behalf of the Authority any and all commitments, contracts, certificates, agreements, exhibits, and other documents, and amendments thereto, which from time to time may be necessary or required in connection with the programs administered by the Authority's Homeownership Division including, but not limited to, the Single-Family Loan Program, Mortgage-backed Security Program and Mortgage Credit Certificate Program.

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(b) to execute drafts or payment vouchers on letters of credit;

(c) to execute and deliver any and all contracts, agreements, certificates, exhibits, and other documents and amendments thereto which from time to time may be necessary or required in connection with the sale, delivery, purchase, redemption, and ongoing administration of the Authority's notes and bonds; and

(d) to authorize a paying agent of an Authority obligation to make payment of matured interest coupons lost, destroyed, or wrongfully taken upon the receipt of indemnification satisfactory to the paying agent.

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Staff Architect

- Approval of Plans and Specifications
- Permission To Occupy

Physical Portfolio Manager

Costing Engineer

Chief Architect

- Trade Payment Breakdown

Chief Construction Manager

- Approval of Draw Request (as to percent of work completed)
- Approval or Rejection of Contractor's Equal Employment Opportunity Plans
- Letters of Approval or Rejection of Subcontractors on the Basis of Equal Opportunity Performance

Construction Specialist

- Punchlist

Equal Opportunity Officer

- Approval or Rejection of Affirmative Fair Housing Marketing Plans

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- Agreements and Certificates required by HUD in connection with Federal Programs administered by the Authority's Office of Rental Assistance and Homeless Solutions
- All agreements and certifications required in connection with the administration of the Housing Choice Voucher Program

Director of Asset Management

- Agreements and Certificates required by HUD in connection with the management of housing developments financed under the Section 8 New Construction Housing Program
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Asset Management Core Properties and Intake Manager

- Identity of Interest Disclosures

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- Single Family Mortgage Loan Commitments

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14. This Resolution amends and restates the Authority's March 18, 2021 Resolution entitled "Amended and Restated Resolution Authorizing Signatories." All other resolutions specifically authorizing signatories which have not been previously repealed, superseded, or modified remain in full force and effect. This Resolution shall take immediate effect.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: Bowin Place Apartments, MSHDA Development No. 44c-188

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") adopt an inducement resolution with respect to the project described in the attached report.

PROJECT SUMMARY:

Development Name:	Bowin Place Apartments
Development No.:	44c-188
Development Location:	City of Detroit, Wayne County
Sponsor:	RCH Bowin Place GP, LLC
Borrower:	JRC Bowin Place Preservation Limited Dividend Housing Association, LLC
Number of Units:	193 Elderly Units
Construction Method:	Acquisition and Rehabilitation
Financing Program:	Limited Obligation Revenue Bonds issued under Section 44c
Total Development Cost:	\$22,416,406 (estimated)
Total Loan Amount:	\$13,685,800 (54.03% of aggregate basis)
Credit Enhancement:	Cash collateral through FHA-insured 223(f) permanent loan provided by provided by Capital One.

EXECUTIVE SUMMARY:

RCH Bowin Place GP, LLC, ("Sponsor") proposes to acquire and rehabilitate a property located at 15400 W. Seven Mile Road, Detroit, Michigan 48235, Wayne County, consisting of a single building with 193-units (the "Development").

The Development will be acquired and rehabilitated using, in part, a construction loan from the Authority financed with the proceeds of a single issue of bonds issued pursuant to Section 44c of the Authority's enabling act. The Development, as proposed, meets the requirements of Section 44c, and repayment of the bonds will be reasonably secure based on based on the proceeds of an FHA-insured 223(f) loan.

On July 21, 2021, the Authority authorized the Amended and Restated Pass-Through Bond Program ("Program") with a maximum set-aside of \$100 million in tax exempt bonds. The Program imposes rent and income targeting requirements of either 40% at 60% of area median income or 20% at 50% of area median income and limits the bond allocation available per project and per sponsor. In addition, at least ten percent (10%) of the affordable units must be targeted to households whose income is at or below 40% of area median income.

I am recommending Board approval for the following reasons:

- The Developer's application satisfies the requirements for the issuance of an inducement resolution under Section 44c of the Authority's Act and the Program.
- One Hundred Ninety-Three (193) affordable housing units, designated as housing for the elderly, will be rehabilitated.
- The repayment of the limited obligation bonds will be reasonably secure based on the proposed collateral.

ADVANCING THE AUTHORITY'S MISSION:

- Approving an inducement resolution will allow this proposal to incur costs necessary for acquiring and rehabilitating the Development.
- 90% of the units (173 units) will be reserved for tenants at 60% of Area Median Income;
- 10% of the units (20 units) will be reserved for tenants at 40% of Area Median Income;
- The Development, which needs renovation to serve as safe, suitable, and decent housing, will be updated and improved.
- Affordable elderly housing in an eligible distressed area will be preserved.

MUNICIPAL SUPPORT:

- The Bowin Place Apartments property currently benefits from a Payment in Lieu of Taxes ("PILOT") and an extension/new PILOT for this proposed rehabilitation is supported by the Chief Housing Development & Investment Officer, Housing and Revitalization Department, City of Detroit, evidenced by a letter of support dated September 17, 2021.

COMMUNITY ENGAGEMENT/IMPACT:

- The community will be invited to engage in a virtual public hearing (TEFRA Hearing) regarding the bond funding, preceded by a public notice.
- Authority staff have asked the Sponsor to hold a virtual meeting with residents to discuss the rehabilitation of the Development, including accommodations for residents temporarily displaced during construction.

RESIDENT IMPACT:

- The residents will benefit from a comprehensive rehabilitation of the Development.
- Immediate and long-term capital needs of the Development will be addressed.
- Existing units will be “remodeled” or “rehabilitated” including “updates” to resident units, common spaces, and exterior envelope and grounds. Work will include improvements to roads/walkways, landscaping, concrete and masonry, roofing, drywall, tile, flooring, carpet, plumbing, HVAC and electrical.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

Residents will be displaced by function of the renovations to be conducted on a day-to-day basis during working hours. Temporary relocation will be conducted in accordance with Authority Uniform Relocation Act guidelines and the Sponsor’s Relocation Summary Plan.



AMENDED AND RESTATED PASS-THROUGH PROGRAM

INDUCEMENT RESOLUTION STAFF REPORT

December 16, 2021

RECOMMENDATION:

Adopt an inducement resolution with respect to the project described in this report.

ISSUES, POLICY CONSIDERATIONS AND RELATED ACTIONS:

Residents of approximately 4-5 units will be displaced by function of the renovations to be conducted on a day-to-day basis during working hours. Residents will be provided with “hospitality areas” during daily renovation work, complete with a couch, chairs, coffee table, mini-fridge, microwave, and television. Residents will also have access to internet and restrooms. The hospitality areas will be open from 8:00 am – 5:00 pm coinciding with the daily construction schedule. The hospitality areas will be set up to ensure COVID-related social distancing guidelines and will be clean and sanitized daily. Residents will be able to return to their respective fully functioning units each evening during the construction period.

<u>MSHDA No.:</u>	44c-188
<u>Development Name:</u>	Bowin Place Apartments
<u>Development Location:</u>	City of Detroit, Wayne County
<u>Sponsor:</u>	RCH Bowin Place GP, LLC
<u>Borrower:</u>	JRC Bowin Place Preservation Limited Dividend Housing Association, LLC
<u>Number of Units:</u>	193 Senior Units
<u>Construction Method:</u>	Acquisition and Rehabilitation
<u>Financing Program:</u>	Limited Obligation Revenue Bonds issued under Section 44c
<u>Total Development Cost:</u>	\$22,416,406 (estimated)
<u>Total Loan Amount:</u>	\$13,685,800 (54.03% of aggregate basis)
<u>Credit Enhancement:</u>	Cash collateral through FHA-insured 223(f) permanent mortgage loan by Capital One.

The material contained in this staff report is submitted to the Authority for information only. The Authority does not underwrite Pass-Through Bond loans. To the extent that any information contained herein conflicts with the documents relating to the sale of the bonds and the making of the loan, the latter documents shall control.

PROGRAM DESCRIPTION:

Section 44c of Public Act 346 of 1966, as amended (the "Act"), authorizes the Authority to issue bonds that are not general obligations of the Authority and are not backed by the moral obligation of the State. The bonds are "limited obligations" of the Authority with the security limited to the assets of the borrower, the project itself, and the credit enhancement arranged by the borrower. These are generally referred to as "Pass Through" bonds.

On July 21, 2021, the Authority authorized the Amended and Restated Pass-Through Bond Program with a maximum allocation of \$100 million in tax-exempt bond volume cap. This program imposes rent and income targeting requirements of either 40% at 60% of area median income or 20% at 50% of area median income and limits the bond allocation available per project and per sponsor. In addition, ten percent (10%) of the affordable units must be targeted to households whose income is at or below 40% of area median income. It also requires limited market and environmental reviews.

PROPOSAL SUMMARY:

The Borrower proposes to acquire and rehabilitate Bowin Place Apartments /senior apartment units on a site located at 15400 W. Seven Mile Road, Detroit Michigan 48235, comprised of 193-units, of which 20 1-bedroom units will be targeted to households at or below 40% of area median income ("AMI") and 18 2-bedroom units and 155 1-bedroom units will be targeted to households with incomes at or below 60% of area median income, utilizing the new Multifamily Tax Subsidy Projects ("MTSP") income limits.

CONDITIONS:

1. **Income Limits:**

The Borrower must enter into a Regulatory Agreement with the Authority requiring that 173 of the 193 units (18 2-bedroom units and 155 1-bedroom units) in the Development must be rented or available for rental by tenants whose income does not exceed the 60% income limit for MTSP as determined by HUD with respect to projects financed pursuant to Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"), as further amended by the Housing and Economic Recovery Act of 2008 (P.L. 110-289) ("MTSP Limits"), adjusted for family size. Additionally, 20 of the 193 units (0 2-bedroom units and 20 1-bedroom units) in the Development must be rented or available for rental by tenants whose income does not exceed the 40% income limit for MTSP Limits. These occupancy restrictions shall be contained in a covenant running with the land and shall remain in effect for the period that the Authority Bonds (as defined below) remain outstanding, but in no event for less than the period of time required by the terms of the Low Income Housing Tax Credit ("LIHTC") Regulatory Agreement or the period required by Section 142(d) of the Code.

The income of the individuals and the area gross median income shall be determined by the Secretary of the Treasury in a manner consistent with determinations of lower income

families and area median gross income under Section 8 of the U.S. Housing Act of 1937, including adjustments for family size. Until the Secretary of Treasury publishes its requirements, income of individuals shall be determined in accordance with the Section 8 regulations.

2. Limitations on Rental Rates:

The Regulatory Agreement must also require that the monthly Total Housing Expense (contract rent plus tenant-paid utilities) on 173 of the 193 units (18 2-bedroom units and 155 1-bedroom units) in the Development, may not exceed 30% of 1/12 of the 60% MTSP Limit, assuming occupancy by one and one-half persons per bedroom. In addition, the Total Housing Expense for 20 of the 193 units (0 2-bedroom units and 20 1-bedroom units) in the Development, may not exceed 30% of 1/12 of the 40% MTSP Limit. These limitations on rental rates shall be contained in a covenant running with the land and shall remain in effect for the period that the Authority Bonds (as defined below) remain outstanding, but in no event for less than the period of time required by the terms of the LIHTC Regulatory Agreement, known as the Extended Use Period (the "EUP").

For purposes of determining whether or not the rents paid by the tenants of the Development are within the required limits set forth in this Section 2, the amount of any Section 8 rental subsidy paid on behalf of a tenant with respect to any unit shall not be considered as rent paid by the tenant.

3. Covenant Running with the Land:

The Borrower must subject the Development site to a covenant running with the land so as to preserve the tax-exempt status of the obligations to be issued to finance the loan (the "Bonds"). This covenant will provide that each unit must be rented or available for rental on a continuous basis to members of the general public for a period ending on the latest of the date which is 15 years after 50 percent of the residential units in the project are occupied, the first day on which no Bonds are outstanding with respect to the project, or the date on which assistance provided to the project under Section 8 of the U.S. Housing Act of 1937 terminates (the "Qualified Project Period"). Additionally, during the Qualified Project Period, the minimum set-aside requirements of the Code must be maintained, namely, at least forty percent (40%) of the units in the Development must be occupied or held available for occupancy by individuals whose income is lower than the MTSP Limits 60% income limit, adjusted for family size. The income of individuals and area median income shall be determined by the Secretary of the Treasury in a manner consistent with determinations of lower income families and area median income under Section 8 of the U.S. Housing Act of 1937, including adjustments for family size. Until the Secretary of the Treasury publishes its requirements, income of the individuals shall be determined in accordance with Section 8 regulations.

4. Limitation on Return on Equity:

The Borrower must agree that its return on equity will be limited to 12 percent for the first 12-month period following substantial completion of the Development, with annual one

percent increases thereafter, and to submit an annual financial statement evidencing its eligibility for return no later than 90 days after the close of the Borrower's fiscal year. The Borrower's return is fully cumulative. The amount of the Borrower's equity will be determined by the Authority.

5. **Bond and Tax Credit Requirements:**

At the Bond closing, the Borrower must enter into a Loan Agreement and a Trust Indenture which provides that all cash proceeds of the credit enhancement will be deposited with the trustee for the Bonds and shall be held and invested by the trustee in accordance with the Trust Indenture. The Borrower must certify in writing to the sources and uses involved in the financing of the Development and must also provide the Authority with an opinion of tax counsel, a Useful Life Certificate prepared by borrower's accountant, and/or other evidence as determined by the Authority's Director of Legal Affairs, that respectively confirms that the structure of the transaction will permit the Borrower to claim the LIHTC 4% credit.

6. **Compliance Monitoring and Reporting Requirements:**

The Borrower must agree to provide the Authority on or before September 1 of each year with a report in a form acceptable to the Authority, including such information as is required by Section 44c of the Act. The Borrower must also agree to participate in compliance monitoring activities relative to the Bonds and the tax credits allocated to the Development, as required by the Authority's Compliance Monitoring staff, and to pay an annual compliance monitoring fee not to exceed 0.25% of the outstanding principal amount of the Bonds.

7. **Environmental Indemnification:**

The Borrower must agree to indemnify the Authority for any loss, damage, liability, claim, or expense which it incurs as a result of the financing, construction, ownership, or operation of the Development including any violation of environmental laws. The indemnification agreement must be acceptable to the Authority's Director of Legal Affairs.

8. **Closing and Organizational Documents:**

Prior to Bond closing, the Borrower must submit all of the documents relating to the sale of the limited obligation bonds and the making of the loan, including title and survey matters, and its organizational documents. All documents must be in compliance with the Authority's Act and acceptable to the Michigan Attorney General, the Authority's Bond counsel and the Authority's Director of Legal Affairs.

9. **Credit Enhancement:**

Prior to the authorization of the loan, the Borrower must submit a definitive commitment that the credit enhancement will be provided. The proposed credit enhancement instrument and any other additional security offered to the Authority must be acceptable to the Chief Financial Officer and the Director of Legal Affairs.

10. **Financing Participants:**

Prior to the authorization of the loan, the Chief Financial Officer and the Director of Legal Affairs must have determined that the proposed development team members are acceptable.

11. **Equal Employment Opportunity:**

At Bond closing, the Borrower and the general contractor must include the Authority's form Appendix to Construction Contract with the Construction Contract that is acceptable to the Authority's Director of Legal Affairs.

DEVELOPMENT TEAM AND PROJECT INFORMATION:

Sponsor and Borrower:

1. **Sponsor:** RCH Bowin Place GP, LLC
(c/o Rose Community Development Company, LLC)

Contact: Brandon Kears
Phone: (917) 542-3651
2. **Borrower:** JRC Bowin Place Preservation Limited Dividend Housing Association, LLC

Credit Enhancement:

The sponsor proposes cash collateral from an FHA-insured 223(f) mortgage loan provided by Capital One.

Bond Underwriter: Michael Sturges, The Sturges Company

Bond Counsel: Craig Hammond, Dickinson Wright

Bond Trustee: John D. Alexander, Huntington National Bank

Credit Enhancement Provider: Marcie Cugini, Capital One

Other Members of the Development Team:

Equity Partner:	TBD
Borrower's Counsel:	Steven Rypma, Honigman, Miller, Schwartz & Cohn
Borrower's Accountant:	Dirk Wallace, Novogradac & Company, LLP
Contractor:	Chris Edwards, Rose Community Builders, LLC
Property Management:	Kevin McKee, Rose Community Management, LLC
Architect:	Jim Pappas, Fusco, Shaffer & Pappas Architects
Rating Agency:	Timothy Mone, Moody's investor Service

Inducement Resolution Staff Report
#44c-188, Bowin Place Apartments
City of Detroit, Wayne County
December 16, 2021

Sources and Uses of Funds:

Operations Income	\$48,800
First Mortgage Loan	\$13,685,800
LIHTC Equity	\$8,103,100
Deferred Developer Fee	<u>\$150,150</u>
Total Sources of Funds	\$21,987,850
Acquisition	\$7,600,000
Construction/Rehabilitation	\$10,422,486
Professional Fees	\$415,000
Reserves and Escrows	\$1,450,33
Syndication Costs	\$146,201
Developer Fee	<u>\$2,100,000</u>
Total Uses of Funds	\$21,987,850

APPROVALS:

Chad Benson Digitally signed by Chad Benson
Date: 2021.12.08 16:39:22 -05'00' 12/8/21

Chad Benson, Director of Development Date

Jeffrey J Sykes Digitally signed by Jeffrey J Sykes
Date: 2021.12.08 13:04:15 -05'00' 12-8-21

Jeffrey Sykes, Chief Financial Officer Date

Clarence L. Stone, Jr. Digitally signed by Clarence L.
Stone, Jr.
Date: 2021.12.08 13:20:58 -05'00' 12-8-21

Clarence L. Stone, Jr., Director of Legal Affairs Date

Gary Heidel Digitally signed by Gary Heidel
Date: 2021.12.08 13:36:22 -05'00' 12/8/21

Gary Heidel, Acting Executive Director Date

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**INDUCEMENT RESOLUTION
BOWIN PLACE APARTMENTS
CITY OF DETROIT, WAYNE COUNTY
MSHDA No. 44c-188**

December 16, 2021

WHEREAS, RCH Bowin Place GP, LLC (the "Applicant"), desires to acquire and substantially rehab a multifamily housing facility (the "Project") in the City of Detroit, Wayne County, Michigan; and

WHEREAS, the Applicant has applied to the Michigan State Housing Development Authority (the "Authority") for a loan in the amount of Thirteen Million Six Hundred Eighty-Five Thousand Eight Hundred Dollars (\$13,685,800) (the "Loan") pursuant to Section 44c of Act No. 346 of the Public Acts of 1966, as amended (the "Act"), to be made to JRC Bowin Place Preservation Limited Dividend Housing Association, LLC or an eligible borrower entity to be formed under the Act (the "Borrower"), to finance the acquisition, construction and equipping of the Project, which constitutes a housing project as defined in the Act; and

WHEREAS, the Applicant has advised that the total development cost of the Project is expected to be approximately Twenty-Two Million Four Hundred Sixteen Thousand Four Hundred Six Dollars (\$22,416,406); and

WHEREAS, the Act authorizes the Authority to loan monies to limited dividend housing associations for the rehabilitation and long-term financing of multifamily housing projects and to obtain the monies for such loans by the issuance of bonds in compliance with and pursuant to the terms and provisions of the Act; and

WHEREAS, it is necessary to assure the Applicant that the Authority intends to issue bonds (the "Bonds") upon meeting the requirements of the Act and the terms and conditions of this Resolution, it being the intent and purpose of the Authority in adopting this Resolution to provide the necessary official action with respect to the Bonds as will meet the requirements of the Internal Revenue Code and the regulations promulgated in connection therewith.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority that:

1. In order to comply with Treasury Regulation Section 1.150-2, the Authority makes the following declarations:
 - (a) The Authority reasonably expects to authorize the Loan for the purpose of reimbursing the Borrower for the costs of and/or financing the acquisition and equipping of the Project as further described in the Borrower's application, and the terms of the Inducement Resolution Staff Report attached hereto and incorporated herein;
 - (b) The Loan shall not be used to reimburse the Borrower for expenditures earlier than the date on which the Borrower pays such expenditures and not later than the date that is eighteen months after the later of (i) the date on which the Borrower has paid

the expenditure, or (ii) the date on which the Project is placed in service, but in no event more than three (3) years after the expenditure is paid. All reimbursement of expenditures shall follow the procedures described in Treasury Regulation Section 1.150-2(d);

- (c) No Loan proceeds paid to reimburse the Borrower for expenditures incurred in the acquisition and equipping of the Project shall be used in a manner described in Treasury Regulation Section 1.150-2(h) with respect to abusive use of such proceeds;
 - (d) The costs to be reimbursed must be "capital expenditures" as defined in Treasury Regulation Section 1.150-1(b), which are costs of a type that are properly chargeable to a capital account under Federal Income Tax principles; and
 - (e) The maximum amount of the Loan to the Borrower shall not exceed Thirteen Million Six Hundred Eighty-Five Thousand Eight Hundred Dollars (\$13,685,800).
- 2. The Authority expects to authorize the Loan to the Borrower, subject to the Borrower's meeting the requirements of the Act, including without limitation, the requirements of Section 44c of the Act, the Authority's Amended and Restated Pass-Through Bond Program and the terms and conditions hereinafter set forth.
 - 3. The Borrower shall submit a commitment from the proposed issuer of a credit enhancement with respect to the Bonds in a form and amount sufficient to assure the Authority that repayment of the Bonds issued will be reasonably secure.
 - 4. The Borrower shall be obligated to make loan repayment in an amount sufficient to pay the principal, interest and premium, if any, of the Bonds, establish appropriate reserves, and pay costs and expenses relating to the issuance of the Bonds and the making of the Loan.
 - 5. The Authority's obligation to make the Loan shall be conditioned upon the ability of the Authority to issue, sell and deliver the Bonds.
 - 6. The Loan shall be evidenced by a loan agreement and secured by such instruments as are in form and substance satisfactory to the Authority, the Department of Attorney General of the State of Michigan and bond counsel to the Authority, which shall include such additional security as may be required by the purchaser of the Bonds.
 - 7. Subject to compliance with the terms and conditions of this Resolution and any subsequent Resolution authorizing the Authority's loan commitment with respect to the Project, the Authority will authorize, pursuant to a Bond Resolution of the Authority, the issuance of the Bonds in a principal amount not exceeding Thirteen Million Six Hundred Eighty-Five Thousand Eight Hundred Dollars (\$13,685,800) for the purposes of making the Loan and funding the reserves and costs associated with the issuance and administration of the Bonds as aforesaid, and will enter into a loan agreement and related documents with the Borrower, which proceedings shall be subject to the approval of the Department of Attorney General of the State of Michigan, bond counsel to the Authority and the Michigan Department of Treasury.
 - 8. The Bonds shall not be general obligations of the Authority but shall be payable as to principal, premium, if any, and interest solely from the proceeds of the payments to be made by or on behalf of the Borrower to the Authority (or to a trustee appointed by the Authority

pursuant to the Bond Resolution), as provided in the Bond Resolution. The agreements relating to the Loan and the issuance of the Bonds shall contain such provisions as will be necessary to make absolutely clear and certain that under no circumstances will the Bonds or this Resolution be a debt of the State of Michigan, nor will the State of Michigan be liable on the Bonds.

9. All costs and expenses involved in the authorization, issuance, sale and delivery of the Bonds and in the making of the Loan, including the fees and disbursements of bond counsel, shall be paid from Bond proceeds or by the Borrower and the proceedings and agreements relating thereto, as hereafter adopted and undertaken, shall so provide.
10. The Executive Director, the Director of Legal Affairs, the Deputy Director of Legal Affairs and the Chief Financial Officer, or any person duly authorized to act in such capacity (each an "Authorized Officer"), or any one of them acting alone, are hereby authorized and directed to initiate the proceedings described in this Resolution and to enter into negotiations, subject to the approval of the Authority, with a Bond purchaser for the sale of the Bonds by the Authority.
11. Bond counsel to the Authority and the Department of Attorney General of the State of Michigan are authorized and directed to prepare and submit to the appropriate parties all proceedings, agreements and other documents as shall be necessary or appropriate in connection with the issuance of the Bonds and to make applications on behalf of the Authority to the United States Internal Revenue Service and to other governmental agencies for such income tax and other rulings and approvals as may be necessary in relation to the issuance of the Bonds. Any Authorized Officer is authorized to execute such powers of attorney and other documents as may be appropriate in connection with the foregoing. All costs and expenses pertaining to the above matter shall be paid from the Bond proceeds or by the Borrower.
12. Issuance of the Bonds shall be subject to the conditions contained in the Inducement Resolution Staff Report accompanying this Resolution.
13. All resolutions and parts of resolutions that conflict with the provisions of this Resolution are hereby rescinded.
14. This Resolution does not constitute a commitment of the Authority to loan funds under Section 44c(6) of the Act and does not serve as a reservation or allocation of bonding capability.
15. The Authority hereby determines that the likely benefit of the Project to the community or the proposed residents of the Project merits the use of Authority limited obligation bonds as a financing source for the proposed acquisition and construction of the Project.
16. This Resolution shall take effect immediately.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: North Hill Farms, Development No. 44c-191 (the "Development")

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") adopt an inducement resolution with respect to the project described in the attached report.

PROJECT SUMMARY:

<u>MSHDA No.:</u>	44c-191
<u>Development Name:</u>	North Hill Farms
<u>Development Location:</u>	City of Pontiac, Oakland County
<u>Sponsor:</u>	American Community Developers, Inc.
<u>Borrower:</u>	NHF 2021 Limited Dividend Housing Association L.L.C.
<u>Number of Units:</u>	525 Family Units
<u>Construction Method:</u>	Acquisition and Rehabilitation
<u>Financing Program:</u>	Limited Obligation Revenue Bonds issued under Section 44c
<u>Total Development Cost:</u>	\$95,416,975 (estimated)
<u>Total Loan Amount:</u>	\$47,000,000 (52.26% of aggregate basis)
<u>Credit Enhancement:</u>	Cash collateral through FHA-insured Section 221 (d)(4) mortgage loan provided by Prudential Huntoon Paige Associates, Inc.

EXECUTIVE SUMMARY:

American Community Developers, Inc. ("Sponsor") proposes to acquire and rehabilitate the Development, which consists of 525 affordable housing units located in the City of Pontiac, Oakland County, Michigan. The Development will be acquired and rehabilitated using a construction loan financed with the proceeds of a single issue of bonds issued pursuant to Section 44c of the Authority's enabling act. The Development, as proposed, meets the requirements of

Section 44c, and repayment of the bonds will be reasonably secure based on cash collateral intended to secure such repayment and held by the trustee for the bonds. The cash collateral will be sourced through an FHA-insured 221(d)(4) mortgage loan provided by Prudential Huntoon Paige Associates, LLC.

I am recommending Board approval for the following reasons:

- The Developer's application satisfies the requirements for the issuance of an inducement resolution under Section 44c of the Authority's Act and the Amended and Restated Pass-Through Bond Program statement.
- 525 units of family housing will be rehabilitated in the Pontiac community.
- The repayment of the limited obligation bonds will be reasonably secure based on the proposed collateral.

ADVANCING THE AUTHORITY'S MISSION:

- Approving an inducement resolution will allow this proposal to incur costs necessary for acquiring and rehabilitating the Development.
- 90% of the units will be reserved for tenants at or below 60% of Area Median Income. In addition, 10% of the units must be specifically targeted to tenants at or below 40% of Area Median Income.
- The Development is at risk of being removed from affordable housing stock due to an expiring restrictive use period and will be preserved with this new financing.
- Affordable housing in the area will be preserved.

MUNICIPAL SUPPORT:

- The Development is seeking a payment in lieu of taxes ("PILOT") under the Authority Act.

COMMUNITY IMPACT:

- It is anticipated that the construction or rehabilitation of the Development will create 5 permanent jobs and 80 temporary construction jobs.

RESIDENT IMPACT:

- The residents will benefit from a comprehensive rehabilitation of the Development.
- Immediate and long-term capital needs of the Development will be addressed.
- Extensive interior and exterior improvements will be made, which will include, but not be limited to, new energy-efficient appliances, upgraded HVAC systems and plumbing fixtures.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

- The Development has not yet received approval for a PILOT. The PILOT approval is condition that must be satisfied before closing on the issuance of the bonds and the bond-financed loan.



AMENDED AND RESTATED PASS-THROUGH PROGRAM

INDUCEMENT RESOLUTION STAFF REPORT

December 16, 2021

RECOMMENDATION:

Adopt an inducement resolution with respect to the project described in this report.

ISSUES, POLICY CONSIDERATIONS AND RELATED ACTIONS:

The development has not yet received approval for a payment in lieu of taxes ("PILOT"). The PILOT approval is a condition that must be satisfied before commitment.

<u>MSHDA No.:</u>	44c-191
<u>Development Name:</u>	North Hill Farms
<u>Development Location:</u>	City of Pontiac, Oakland County
<u>Sponsor:</u>	American Community Developers, Inc.
<u>Borrower:</u>	NHF 2021 Limited Dividend Housing Association L.L.C.
<u>Number of Units:</u>	525 Family Units
<u>Construction Method:</u>	Acquisition and Rehabilitation
<u>Financing Program:</u>	Limited Obligation Revenue Bonds issued under Section 44c
<u>Total Development Cost:</u>	\$95,416,975 (estimated)
<u>Total Loan Amount:</u>	\$47,000,000 (52.26% of aggregate basis)
<u>Credit Enhancement:</u>	Cash collateral through FHA-insured Section 221 (d)(4) mortgage loan provided by Prudential Huntoon Paige Associates, Inc.

The material contained in this staff report is submitted to the Authority for information only. The Authority does not underwrite Pass-Through Bond loans. To the extent that any information contained herein conflicts with the documents relating to the sale of the bonds and the making of the loan, the latter documents shall control.

PROGRAM DESCRIPTION:

Section 44c of Public Act 346 of 1966, as amended (the "Act"), authorizes the Authority to issue bonds that are not general obligations of the Authority and are not backed by the moral obligation

of the State. The bonds are "limited obligations" of the Authority with the security limited to the assets of the borrower, the project itself, and the credit enhancement arranged by the borrower. These are generally referred to as "Pass Through" bonds.

On July 22, 2021, the Authority authorized the Amended and Restated Pass-Through Bond Program with a maximum allocation of \$100 million in tax-exempt bond volume cap. This program imposes rent and income targeting requirements of either 40% at 60% of area median income or 20% at 50% of area median income and limits the bond allocation available per project and per sponsor. In addition, 10% of the affordable units must be targeted to households whose income is at or below 40% of area median income. It also requires limited market and environmental reviews.

PROPOSAL SUMMARY:

The Borrower proposes to acquire and rehabilitate 525 family apartment units at 74 Cherry Hill Drive in Pontiac, Michigan. 90% of the 525 units in the development (471 units) will be targeted to households with incomes at or below 60% of area median income, utilizing the new Multifamily Tax Subsidy Projects ("MTSP") income limits. At least 10% of the units (54 units) will be targeted to households with incomes at or below 40% of area median income, utilizing the new MTSP income limits. 100% of the units are covered by Housing Assistance Payment ("HAP") contracts.

No residents will be displaced by function of the renovations to be conducted. Temporary relocation, where necessary, will be conducted in accordance with Authority Uniform Relocation Act guidelines.

CONDITIONS:

1. Income Limits:

The Borrower must enter into a Regulatory Agreement with the Authority requiring that 90% of the 525 units in the Development (140 efficiencies, 237 one-bedroom and 94 two-bedroom apartments) must be rented or available for rental by tenants whose income does not exceed the 60% income limit for Multifamily Tax Subsidy Projects as determined by HUD with respect to projects financed pursuant to Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"), as further amended by the Housing and Economic Recovery Act of 2008 (P.L. 110-289) ("MTSP Limits"), adjusted for family size. 10% of the 525 units must be rented or available for rental by tenants whose income does not exceed 40% of the MTSP Limits. These occupancy restrictions shall be contained in a covenant running with the land and shall remain in effect for the period that the Authority Bonds (as defined below) remain outstanding, but in no event for less than the period of time required by the terms of the Low Income Housing Tax Credit ("LIHTC") Regulatory Agreement or the period required by Section 142(d) of the Code.

The income of the individuals and the area gross median income shall be determined by the Secretary of the Treasury in a manner consistent with determinations of lower income families and area median gross income under Section 8 of the U.S. Housing Act of 1937, including adjustments for family size. Until the Secretary of Treasury publishes its

requirements, income of individuals shall be determined in accordance with the Section 8 regulations.

2. Limitations on Rental Rates:

The Regulatory Agreement must also require that the monthly Total Housing Expense (contract rent plus tenant-paid utilities) on no less than 90% of the 525 units in the Development may not exceed 30% of 1/12 of the 60% MTSP Limit, assuming occupancy by one and one-half persons per bedroom. 10% of the 525 units may not exceed 30% of 1/12 of the 40% MTSP Limit, assuming occupancy by one and one-half persons per bedroom. These limitations on rental rates shall be contained in a covenant running with the land and shall remain in effect for the period that the Authority Bonds (as defined below) remain outstanding, but in no event for less than the period of time required by the terms of the LIHTC Regulatory Agreement, known as the Extended Use Period (the "EUP").

For purposes of determining whether or not the rents paid by the tenants of the Development are within the required limits set forth in this Section 2, the amount of any Section 8 rental subsidy paid on behalf of a tenant with respect to any unit shall not be considered as rent paid by the tenant.

3. Covenant Running with the Land:

The Borrower must subject the Development site to a covenant running with the land so as to preserve the tax-exempt status of the obligations to be issued to finance the loan (the "Bonds"). This covenant will provide that each unit must be rented or available for rental on a continuous basis to members of the general public for a period ending on the latest of the date which is 15 years after 50 percent of the residential units in the project are occupied, the first day on which no Bonds are outstanding with respect to the project, or the date on which assistance provided to the project under Section 8 of the U.S. Housing Act of 1937 terminates (the "Qualified Project Period"). Additionally, during the Qualified Project Period, the minimum set-aside requirements of the Code must be maintained, namely, at least forty percent (40%) of the units in the Development must be occupied or held available for occupancy by individuals whose income is lower than the MTSP Limits 60% income limit, adjusted for family size. The income of individuals and area median income shall be determined by the Secretary of the Treasury in a manner consistent with determinations of lower income families and area median income under Section 8 of the U.S. Housing Act of 1937, including adjustments for family size. Until the Secretary of the Treasury publishes its requirements, income of the individuals shall be determined in accordance with Section 8 regulations.

4. Limitation on Return on Equity:

The Borrower must agree that its return on equity will be limited to 12 percent for the first 12-month period following substantial completion of the Development, with annual one percent increases thereafter, and to submit an annual financial statement evidencing its eligibility for return no later than 90 days after the close of the Borrower's fiscal year. The

Borrower's return is fully cumulative. The amount of the Borrower's equity will be determined by the Authority.

5. **Bond and Tax Credit Requirements:**

At the Bond closing, the Borrower must enter into a Loan Agreement and a Trust Indenture which provides that all cash proceeds of the credit enhancement will be deposited with the trustee for the Bonds and shall be held and invested by the trustee in accordance with the Trust Indenture. The Borrower must certify in writing to the sources and uses involved in the financing of the Development and must also provide the Authority with an opinion of tax counsel, a Useful Life Certificate prepared by borrower's accountant, and/or other evidence as determined by the Authority's Director of Legal Affairs, that respectively confirms that the structure of the transaction will permit the Borrower to claim the LIHTC 4% credit.

6. **Compliance Monitoring and Reporting Requirements:**

The Borrower must agree to provide the Authority on or before September 1 of each year with a report in a form acceptable to the Authority, including such information as is required by Section 44c of the Act. The Borrower must also agree to participate in compliance monitoring activities relative to the Bonds and the tax credits allocated to the Development, as required by the Authority's Compliance Monitoring staff, and to pay an annual compliance monitoring fee not to exceed 0.25% of the outstanding principal amount of the Bonds.

7. **Environmental Indemnification:**

The Borrower must agree to indemnify the Authority for any loss, damage, liability, claim, or expense which it incurs as a result of the financing, construction, ownership, or operation of the Development including any violation of environmental laws. The indemnification agreement must be acceptable to the Authority's Director of Legal Affairs

8. **Closing and Organizational Documents:**

Prior to Bond closing, the Borrower must submit all of the documents relating to the sale of the limited obligation bonds and the making of the loan, including title and survey matters, and its organizational documents. All documents must be in compliance with the Authority's Act and acceptable to the Michigan Attorney General, the Authority's Bond counsel and the Authority's Director of Legal Affairs.

9. **Credit Enhancement:**

Prior to the authorization of the loan, the Borrower must submit a definitive commitment that the credit enhancement will be provided. The proposed credit enhancement instrument and any other additional security offered to the Authority must be acceptable to the Chief Financial Officer and the Director of Legal Affairs.

10. **Financing Participants:**

Prior to the authorization of the loan, the Chief Financial Officer and the Director of Legal Affairs must have determined that the proposed development team members are acceptable.

11. Equal Employment Opportunity:

Prior to Bond closing, the general contractor must submit an equal employment opportunity plan pursuant to Section 46 of the Act, which must be approved by the Authority's Equal Employment Opportunity Officer. At Bond closing, the Borrower and the general contractor must enter into an agreement regarding the enforcement and monitoring of the plan acceptable to the Authority's Director of Legal Affairs.

DEVELOPMENT TEAM AND PROJECT INFORMATION:

Sponsor and Borrower:

- 1. Sponsor:** American Community Developers, Inc.
20250 Harper Avenue
Detroit, Michigan 48225
Contact: Gerald A. Krueger
Phone: 313-881-8150
- 2. Borrower:** NHF 2021 Limited Dividend Housing Association L.L.C.

Credit Enhancement:

The sponsor proposes cash collateral through FHA-insured Section 221 (d)(4) mortgage loan provided by Prudential Huntoon Paige Associates, Inc.

Bond Underwriter: The Sturges Company (Mike Sturges)

Bond Counsel: Dickinson Wright (Craig Hammond)

Bond Trustee: Huntington National Bank

Credit Enhancement Provider: Prudential Huntoon Paige Associates, Inc.

Other Members of the Development Team:

Equity Partner:	City Real Estate Advisors
Borrower's Counsel:	Kotz Sangster Wysocki, P.C. (Jeffrey S. Sternberg)
Borrower's Accountant:	Schreiber Winnick Advisors, P.C. (Robert F. Winnick)
Contractor:	St. Clair Construction Company (Nathan S. Hindle)
Property Management:	Independent Management Services (Frank D. Carswell)
Architect:	DesignWerks Architecture, LLC (Paul F. Weber)
Rating Agency:	Moody's Investors Service

Sources and Uses of Funds:

Prudential Huntoon Paige Associates, LLC	\$54,243,000
Seller Note	\$2,750,000
LIHTC Equity	\$35,684,863
Deferred Developer Fee	<u>\$2,739,112</u>

Total Sources of Funds **\$95,416,975**

Acquisition	\$60,000,000
Construction/Rehabilitation	\$18,996,292
Professional Fees	\$243,000
Interim Construction Costs	\$3,545,406
Reserves and Escrows	\$2,211,441
Tax Credit & Bond Financing Application Fees	\$1,457,575
Relocation and Capital Needs Assessment	\$575,000
Developer Fee	<u>\$8,388,261</u>

Total Uses of Funds **\$95,416,975**

Inducement Resolution Staff Report
#44c-191, North Hill Farms
City of Pontiac, Oakland County
December 16, 2021

APPROVALS:

 Digitally signed by Chad Benson Date: 2021.12.08 16:36:54 -05'00'	12/8/21
Chad Benson, Director of Development	Date
 Digitally signed by Jeffrey J Sykes Date: 2021.12.08 13:03:27 -05'00'	12-8-21
Jeffrey Sykes, Chief Financial Officer	Date
 Digitally signed by Clarence L. Stone, Jr. Date: 2021.12.08 13:21:45 -05'00'	12-8-21
Clarence L. Stone, Jr., Director of Legal Affairs	Date
 Digitally signed by Gary Heidel Date: 2021.12.08 13:37:04 -05'00'	12/18/21
Gary Heidel, Acting Executive Director	Date

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**INDUCEMENT RESOLUTION
NORTH HILL FARMS
CITY OF PONTIAC, OAKLAND COUNTY
MSHDA No. 44c-191**

December 16, 2021

WHEREAS, American Community Developers, Inc. (the "Applicant"), desires to acquire and substantially rehab a multifamily housing facility (the "Project") in the City of Pontiac, Oakland County, Michigan; and

WHEREAS, the Applicant has applied to the Michigan State Housing Development Authority (the "Authority") for a loan in the amount of Forty-Seven Million Dollars (\$47,000,000) (the "Loan") pursuant to Section 44c of Act No. 346 of the Public Acts of 1966, as amended (the "Act"), to be made to NHF 2021 Limited Dividend Housing Association L.L.C. or an eligible borrower entity to be formed under the Act (the "Borrower"), to finance the acquisition, construction and equipping of the Project, which constitutes a housing project as defined in the Act; and

WHEREAS, the Applicant has advised that the cost of the Project will not exceed Ninety-Five Million Four Hundred Sixteen Thousand Nine Hundred Seventy-Five Dollars (\$95,416,975); and

WHEREAS, the Act authorizes the Authority to loan monies to limited dividend housing associations for the construction and long-term financing of multifamily housing projects and to obtain the monies for such loans by the issuance of bonds in compliance with and pursuant to the terms and provisions of the Act; and

WHEREAS, it is necessary to assure the Applicant that the Authority intends to issue bonds (the "Bonds") upon meeting the requirements of the Act and the terms and conditions of this Resolution, it being the intent and purpose of the Authority in adopting this Resolution to provide the necessary official action with respect to the Bonds as will meet the requirements of the Internal Revenue Code and the regulations promulgated in connection therewith.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority that:

1. In order to comply with Treasury Regulation Section 1.150-2, the Authority makes the following declarations:
 - (a) The Authority reasonably expects to authorize the Loan for the purpose of reimbursing the Borrower for the costs of and/or financing the acquisition and equipping of the Project as further described in the Borrower's application, and the terms of the Inducement Resolution Staff Report attached hereto and incorporated herein;
 - (b) The Loan shall not be used to reimburse the Borrower for expenditures earlier than the date on which the Borrower pays such expenditures and not later than the date that is eighteen months after the later of (i) the date on which the Borrower has

paid the expenditure, or (ii) the date on which the Project is placed in service, but in no event more than three (3) years after the expenditure is paid. All reimbursement of expenditures shall follow the procedures described in Treasury Regulation Section 1.150-2(d);

- (c) No Loan proceeds paid to reimburse the Borrower for expenditures incurred in the acquisition and equipping of the Project shall be used in a manner described in Treasury Regulation Section 1.150-2(h) with respect to abusive use of such proceeds;
 - (d) The costs to be reimbursed must be "capital expenditures" as defined in Treasury Regulation Section 1.150-1(b), which are costs of a type that are properly chargeable to a capital account under Federal Income Tax principles; and
 - (e) The maximum amount of the Loan to the Borrower shall not exceed Forty-Seven Million Dollars (\$47,000,000).
- 2. The Authority expects to authorize the Loan to the Borrower, subject to the Borrower's meeting the requirements of the Act, including without limitation, the requirements of Section 44c of the Act, the Authority's Amended and Restated Pass-Through Bond Program and the terms and conditions hereinafter set forth.
 - 3. The Borrower shall submit a commitment from the proposed issuer of a credit enhancement with respect to the Bonds in a form and amount sufficient to assure the Authority that repayment of the Bonds issued will be reasonably secure.
 - 4. The Borrower shall be obligated to make loan repayment in an amount sufficient to pay the principal, interest and premium, if any, of the Bonds, establish appropriate reserves, and pay costs and expenses relating to the issuance of the Bonds and the making of the Loan.
 - 5. The Authority's obligation to make the Loan shall be conditioned upon the ability of the Authority to issue, sell and deliver the Bonds.
 - 6. The Loan shall be evidenced by a loan agreement and secured by such instruments as are in form and substance satisfactory to the Authority, the Department of Attorney General of the State of Michigan and bond counsel to the Authority, which shall include such additional security as may be required by the purchaser of the Bonds.
 - 7. Subject to compliance with the terms and conditions of this Resolution and any subsequent Resolution authorizing the Authority's loan commitment with respect to the Project, the Authority will authorize, pursuant to a Bond Resolution of the Authority, the issuance of the Bonds in a principal amount not exceeding Forty-Seven Million Dollars (\$47,000,000) for the purposes of making the Loan and funding the reserves and costs associated with the issuance and administration of the Bonds as aforesaid, and will enter into a loan agreement and related documents with the Borrower, which proceedings shall be subject to the approval of the Department of Attorney General of the State of Michigan, bond counsel to the Authority and the Michigan Department of Treasury.
 - 8. The Bonds shall not be general obligations of the Authority but shall be payable as to principal, premium, if any, and interest solely from the proceeds of the payments to be

made by or on behalf of the Borrower to the Authority (or to a trustee appointed by the Authority pursuant to the Bond Resolution), as provided in the Bond Resolution. The agreements relating to the Loan and the issuance of the Bonds shall contain such provisions as will be necessary to make absolutely clear and certain that under no circumstances will the Bonds or this Resolution be a debt of the State of Michigan, nor will the State of Michigan be liable on the Bonds.

9. All costs and expenses involved in the authorization, issuance, sale and delivery of the Bonds and in the making of the Loan, including the fees and disbursements of bond counsel, shall be paid from Bond proceeds or by the Borrower and the proceedings and agreements relating thereto, as hereafter adopted and undertaken, shall so provide.
10. The Executive Director, the Director of Legal Affairs, the Deputy Director of Legal Affairs and the Chief Financial Officer, or any person duly authorized to act in such capacity (each an "Authorized Officer"), or any one of them acting alone, are hereby authorized and directed to initiate the proceedings described in this Resolution and to enter into negotiations, subject to the approval of the Authority, with a Bond purchaser for the sale of the Bonds by the Authority.
11. Bond counsel to the Authority and the Department of Attorney General of the State of Michigan are authorized and directed to prepare and submit to the appropriate parties all proceedings, agreements and other documents as shall be necessary or appropriate in connection with the issuance of the Bonds and to make applications on behalf of the Authority to the United States Internal Revenue Service and to other governmental agencies for such income tax and other rulings and approvals as may be necessary in relation to the issuance of the Bonds. Any Authorized Officer is authorized to execute such powers of attorney and other documents as may be appropriate in connection with the foregoing. All costs and expenses pertaining to the above matter shall be paid from the Bond proceeds or by the Borrower.
12. Issuance of the Bonds shall be subject to the conditions contained in the Inducement Resolution Staff Report accompanying this Resolution.
13. All resolutions and parts of resolutions that conflict with the provisions of this Resolution are hereby rescinded.
14. This Resolution does not constitute a commitment of the Authority to loan funds under Section 44c(6) of the Act and does not serve as a reservation or allocation of bonding capability.
15. The Authority hereby determines that the likely benefit of the Project to the community or the proposed residents of the Project merits the use of Authority limited obligation bonds as a financing source for the proposed acquisition and construction of the Project.
16. This Resolution shall take effect immediately.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: Resolution to Amend Term of Professional Services Contract with C4 Innovations, LLC

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") adopt a resolution to amend the term of a professional services contract with C4 Innovations, LLC, to begin January 1, 2022, through June 30, 2023, with a one-year extension, if needed, to complete the project. (On October 21, 2021, the Authority approved a resolution authorizing a contract beginning November 1, 2021, through September 30, 2022, for a total contract amount not to exceed \$500,000.) If approved, the proposed amendment will not increase the total contact amount.

CONTRACT SUMMARY:

Name of Contractor:	C4 Innovations, LLC
Amount of Contract:	Not to exceed \$550,000
Length of Contract:	Amend to January 1, 2022 through June 30, 2023 (currently November 1, 2021 through September 30, 2022)
Extension Options:	One extension allowed, if needed, to complete the project
Request for Proposal Date:	June 28, 2021
Number of Bids Received:	4
MSHDA Division:	Rental Assistance & Homeless Solutions
Requesting the Contract:	Rental Assistance & Homeless Solutions

EXECUTIVE SUMMARY:

On October 21, 2021, the Authority authorized a professional services contract with C4 Innovations, LLC ("Contractor"), a woman-owned training, technical assistance, and consulting company. Under the contract, the Contractor will work with Michigan's Campaign to End Homelessness ("MCTEH") to create a Racial Equity Strategic Plan ("Plan") that will transform the

homeless service delivery system, as well as the structures of the MCTEH, through a racial equity lens.

Authority staff wish to amend the term of the contract to ensure that the Contractor has sufficient time to complete the Plan. If approved, the amendment to the contract term will not increase the contract amount.

ADVANCING THE AUTHORITY'S MISSION:

This contract as amended will support the Authority's guiding principles of pursuing equitable housing outcomes and promoting innovative partner collaboration. This state-wide work highlights the diverse audiences reached ranging from individuals helped to communities served.

COMMUNITY ENGAGEMENT/IMPACT:

The Plan will impact the community by bringing into the State of Michigan's efforts to address homelessness, the longstanding effects of past and present discrimination and how those effects perpetuate disparities in housing. The Plan will lead to a more equitable and effective system for addressing the needs of homeless Michiganders. Community support for the Plan has been offered by stakeholders working to address homelessness, including the Michigan Interagency Council on Homelessness, the Michigan Homeless Policy Counsel, local and regional Continua of Care, and others.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION AUTHORIZING AMENDMENT TO AUTHORITY RESOLUTION AUTHORIZING
PROFESSIONAL SERVICES CONTRACT WITH C4 INNOVATIONS, LLC**

December 16, 2021

WHEREAS, on October 21, 2021, the Michigan State Housing Development Authority (the "Authority") approved a resolution authorizing a professional services contract ("Contract") with C4 Innovations to work with Michigan's Campaign to End Homelessness (MCTEH) to create and implement a Racial Equity Strategic Plan ("Plan") to implement within the homeless service delivery system through a racial equity lens; and

WHEREAS, the resolution ("Resolution") authorized a term for the Contract beginning November 1, 2021 through September 30, 2022 for a total contract amount not to exceed Five Hundred Thousand Dollars (\$500,000); and

WHEREAS, Authority staff recommend amending the Resolution to authorize the term of the Contract begin on January 1, 2022 and end June 30, 2023, with a one-year extension if needed to ensure the Contractor has sufficient time to complete the Plan; and

WHEREAS, the approval of the proposed amendment will not increase the Contract amount; and

WHEREAS, the Acting Executive Director has recommended that the Authority authorize an amendment to the Resolution to authorize that the term of the Contract begin on or about January 1, 2022 and end June 30, 2023, and allow for one contract extension for the reasons set forth herein and in the accompanying memorandum; and

WHEREAS, these services are pre-authorized by the Civil Service Commission; and

WHEREAS, the Authority concurs in the report and recommendation of the Acting Executive Director.

NOW, THEREFORE, Be It Resolved that the Michigan State Housing Development Authority authorizes the amendment of the resolution approved on October 21, 2021 for the execution of a professional services contract with C4 Innovations, LLC, to amend the contract term to a period beginning on or about January 1, 2022 and ending June 30, 2023 with a one-year extension as described above and in the accompanying memorandum.



M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: Amendment to the 2022-2023 Qualified Allocation Plan

RECOMMENDATION:

I recommend that the Michigan State Housing Development Authority (the "Authority") approve an amendment to the 2022-2023 Qualified Allocation Plan ("QAP") and accompanying program documents.

EXECUTIVE SUMMARY:

The QAP sets forth the policies and procedures for the administration of the Low-Income Housing Tax Credit ("LIHTC") Program within the State of Michigan and is required pursuant to Section 42 of the Internal Revenue Code. The QAP is updated periodically to address changes in policy and market conditions, among other things. Approval of this request will allow for the amendment to the 2022-2023 QAP to be sent to the Governor for approval and will ultimately allow the updated program requirements to be in place for an additional credit funding round to be held in January 2022, providing additional credit to maintain the construction or rehabilitation of affordable housing units across the state.

ADVANCING THE AUTHORITY'S MISSION:

The LIHTC Program is a significant resource that the Authority administers to produce and rehabilitate rental housing units. The changes made in the amendment will allow the Authority to allocate additional credit to developments that have experienced extraordinary construction cost increases during the last year as they continue construction or rehabilitation of affordable housing units throughout the state using the LIHTC program.

STAKEHOLDER ENGAGEMENT:

Authority staff have had many conversations with key stakeholders over the past two months, including affordable housing developers and investors, to discuss this strategy. Additionally, the Authority has held and participated in webinars to communicate the strategy and timeline and to create opportunities for feedback.

PUBLIC ENGAGEMENT:

Authority staff conducted a virtual information hearing on December 3, 2021 prior to the release of draft amendment documents, as well as virtual public hearings on December 8, 2021 and December 9, 2021 after the release of draft amendment documents. Virtual hearing announcements were published in newspapers throughout the state at least 14 days prior to the hearing dates and were also posted on the Authority's website. Participants were able to join the virtual hearings via Microsoft Teams or by telephone. The informational hearing had 52 participants from outside of MSHDA. Over the course of the three public hearings, there were 30 participants from outside of MSHDA; of those, we had three who chose to comment. The commenters were located in Michigan, Illinois, and Wisconsin. The key feedback is included in the Summary of Public Hearings, attached.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

The amendment modifies the 2022-2023 QAP, which was approved on July 19, 2021. The modifications made to the QAP are the result of a process where feedback was received from stakeholders in various forums, including virtual public hearings and individual calls/virtual meetings. Based on these discussions, Authority staff created this amendment to accomplish the following general objectives: 1) allocate additional 9% LIHTC resources to projects that had previously received an award of credit and which are experiencing increases in construction costs and supply chain delays due to the COVID-19 pandemic; and (2) continue to prioritize efficient use of the resource while allowing existing projects to continue construction or rehabilitation of affordable housing units. The Amendment to the 2022-2023 QAP and accompanying documents are attached.

2022-2023 QUALIFIED ALLOCATION PLAN AMENDMENT

The 2022-2023 Qualified Allocation Plan (“QAP”) is being amended as a response to recent increases in construction costs that are prompting some necessary changes in the Low-Income Housing Tax Credit (LIHTC) Program to assist recently awarded LIHTC projects on their LIHTC equity and financing sources.

JANUARY 18, 2022 FUNDING ROUND FOR ADDITIONAL CREDIT

The Michigan State Housing Development Authority (“MSHDA”) will hold one additional funding round on January 18, 2022 for the purpose of allocating additional tax credit to projects that have received 2019 and 2020 credit. Applicants may submit to the portal ahead of the deadline. Applications that are not submitted online to MSHDA’s Additional Credit Round SharePoint portal by 5:00pm on the application deadline will not be considered.

PROJECT ELIGIBILITY

Only projects that have received 2019 and 2020 credit will be eligible to submit an application for additional credit in the January 18, 2022 Funding Round.

PROJECT REVIEW

MAXIMUM ADDITIONAL CREDIT ALLOWABLE

Additional credit is being made available to address increases in construction cost. In determining the maximum credit award that projects will be eligible to receive, MSHDA staff will allocate only the amount of additional credit that is necessary to alleviate the higher construction costs that was caused by recent construction and supply chain issues. In doing so, MSHDA will limit additional credit to the lesser of the amounts specified in the Tiers, below.

Projects will submit under one of the two following tiers:

TIER I: PROJECTS REQUESTING 5% OF THEIR ORIGINAL CREDIT AWARD

Projects requesting additional credit up to 5% of their original credit reservation will be limited to the lower of the amount of additional credit necessary to make the project feasible or 5% of the original credit reservation. In order to qualify for additional credit from Tier I, projects must include an owner contribution of or defer at least 30% of the developer fee. If it is determined that additional credit is required, it is the intention that the additional credit will be used to cover increased construction costs. MSHDA reserves the right to determine if the additional credit has been requested to cover construction costs increases.

Owners of the projects requesting 5% of the original credit award will receive one negative point on each project submitted in the October 2022 funding round.

TIER II: PROJECTS REQUESTING MORE THAN 5% OF THEIR ORIGINAL CREDIT AWARD

Projects requesting more than 5% of their original credit reservation will be limited to the lesser of the amount of additional credit necessary to cover the increase in construction costs, the amount of additional credit to make the deal feasible, or 12% of the original credit reservation. In order to qualify for additional credit from Tier II, projects must include an owner contribution of or defer at least 45% of the developer fee.

Owners of the projects requesting more than 5% of their original credit award will receive two negative points on each project submitted in the October 2022 funding round.

UNDERWRITING ASSUMPTIONS

All of MSHDA's current underwriting assumptions outlined in Tab O of the combined application will be utilized, unless an alternative set of underwriting assumptions has been agreed to by the syndicator and lender. Additionally, Applicants should note the following:

- MSHDA staff will determine the maximum amount of additional credit allowable based on a 3.40% credit rate for acquisition basis and a 9.00% credit rate for rehabilitation basis and new construction basis.
- Projects will be awarded no more additional credit than is necessary to make the project financially feasible as determined by MSHDA.

OWNER/DEVELOPER CONTRIBUTION

In offering the opportunity for projects to apply for additional credit, it is the intention that additional credit will be an option to assist a development only after the development team has exhausted other options. To qualify for additional credit in either Tier I or Tier II, the total developer fee amount must not exceed the amount that was approved at the time of the original tax credit award. In order for projects to be eligible for additional credit, they must demonstrate that the owner/developer is already making a significant contribution to the project and there is a funding gap that still remains that can only be remedied through additional credit. Applicants will be required to demonstrate that a monetary contribution or deferred fee from the owner/developer in at least the applicable percentage of the eligible developer fee is being contributed to the project.

PLEASE NOTE: Applicants applying for additional credit are committing to defer the applicable percentage of the developer fee as part of being eligible to receive additional credit. However, MSHDA also understands that as projects move to a closing, there is some need for flexibility as the numbers sometimes change at the last minute. If, after the project closes, it is determined that the owner/developer has not actually deferred at least the applicable percentage of the developer fee, the owner/developer and related parties may be subject to negative points in future funding rounds. Projects that receive an increase in equity pricing as they move to a closing and are concerned that this will result in a deferred developer fee at closing of less than the applicable percentage should contact MSHDA in order to return a portion of their credit allocation, if necessary, so that the owner/developer contribution remains intact and meets requirements. Additionally, if after receiving an award of additional credit, a project receives additional funding from other sources and no longer needs additional credit, the Applicant can return the additional credit to MSHDA at any time, without penalty, and will no longer be required to defer a certain percentage (based on Tier I or Tier II, above) of their developer fee.

LEVERAGING OTHER SOURCES

As mentioned in Exhibit I.IX of the 2022-2023 QAP, all projects will be required to leverage a reasonable amount of financing sources, in addition to the LIHTC being requested, based on what each project can support. If MSHDA staff determines that a project can reasonably leverage more sources than what is being shown in the application and can thereby reduce the amount of additional credit necessary to make the project feasible, a reduction in the amount of additional credit awarded to the project may occur.

EXCHANGES OF CREDIT

Projects eligible for additional credit may also require an extension of the 10% deadline or exchange of credits in order to keep the project moving forward. MSHDA will reduce the exchange fees to 2.5% for these projects until June 30, 2022.

PROJECT SCORING

Projects will be required to maintain all commitments that were originally made as part of the originally approved LIHTC Application unless otherwise approved by MSHDA. The only exception to this statement is for Credit Efficiency points. Any projects that originally received points for Credit Efficiency and are now experiencing a point reduction in that area will not be penalized.

REQUIRED DOCUMENTS

A. LIHTC PROGRAM APPLICATION

Applicants must submit a fully completed and up-to-date version of the 2019-2020 Program Application showing the most recent project data including income and expense data as well as sources and uses data.

B. PROJECT NARRATIVE

A detailed narrative describing the efforts made by the owner/developer thus far and the continual efforts to raise funds, secure an equity investor with the best terms, equity pricing, and capital availability, restructure the project, value engineer the project, and why additional credit is necessary to allow the project to be feasible. A side-by-side comparison of the project sources and uses and income and expense should also be included.

C. TRADE PAYMENT BREAKDOWN

A trade payment breakdown signed by the owner and contractor and dated within 30 days must be submitted for all projects. Cost figures shown on the Trade Payment Breakdown should match figures submitted in the updated LIHTC Program Application.

D. SITE CONTROL

Evidence of site control by the Applicant, as evidenced by an option to purchase, letter of intent or term sheet, land contract, offer to purchase, purchase agreement, long-term lease or other appropriate documentation, and ability to keep same for the lesser of 60 days from the date of application due date or the time period necessary to accommodate the projected closing timeline if less than 60 days, with the ability to provide additional extensions as necessary to accommodate application processing timelines. If site control is vested in an entity other than the anticipated owner, the control must be unilaterally assignable to the proposed owner. Site control documents must clearly identify the physical location of the property (i.e. property address, full legal description or plat map identifying street names) and be consistent with the rest of the development information including the title insurance commitment. If the site control documentation does not clearly identify a detailed breakdown of the components of the purchase price to be paid to the seller, a written narrative from the applicant providing additional detail may be submitted to accompany the site control documentation.

E. CERTIFICATION TO APPLICATION

Applicants must submit a fully executed Certification to Application which can be found on page 17 of Addendum I.

F. EQUITY INVESTOR LETTER

Projects applying for additional credit will be required to submit a commitment letter from the syndicator or equity investor that is dated within 30 days of the application due date. The commitment letter must include all of the following:

- The equity amount, equity price, and terms of the investment.
- The planned equity pay-in schedule.
- Investment underwriting and financial forecast pages compiled by investor (sources and uses of funds, development budget, draw schedules, rental income and operating expenses, confirmation of vacancy and trending assumptions if different than those listed in Tab O, cash flow analysis, lease-up schedule, tax credit analysis, capital account analysis, etc.).
- Certification that investor has conducted financial review of development team, including identification of which entities and/or individuals will be providing guarantees.
- Clear statement of any conditions for investment that need to be met.
- Must clearly state the expected timeline for closing the project (can be contingent on the award of additional credit).
- Projects that have already closed will need to provide evidence that the equity provider is able to purchase the additional credit

G. FINANCING

All projects are required to submit evidence of a commitment from a mortgage lender(s) stating the amount of the loan, terms, interest rate, and guarantors for all sources of financing. In the case of a Rural Housing Service (RHS) project, an original letter signed by an official of RHS; in the case of conventional financing, original documentation from the lender(s) stating that a formal application for construction and permanent financing has been submitted and is under serious consideration; in the case of Federal Historic tax credit, documentation indicating that Part I of the required application has been made; and in the case of an Authority financed project, evidence that the project has passed initial determination.

In addition to documentation of submission to mortgage lenders, documentation of all other funding sources must be submitted as required in Exhibit 8 of Addendum I.

H. DEMOGRAPHIC INFORMATION FORM

Per Exhibit XIX of the 2022-2023 Qualified Allocation Plan (the "QAP"), MSHDA has committed to data collection and analysis. This data will be used to support MSHDA's missions and goals and will be included in an analysis of the QAP and program changes. This information will not be reviewed as part of the application and will have no effect on the funding round result. All development team entities are expected to submit the form, however, disclosure of the information on the form is voluntary. Applicants who opt to choose not to disclose this information on the form will not be penalized.

CREDIT CEILING ACCOUNTING

As noted in Section VI of the 2022-2023 QAP, the April 1, 2022 Funding Round was originally anticipated to allocate the remainder of the 2022 credit ceiling. Due to the fact that projects in the January 18, 2022 funding round may be on track to close before the end of 2022, it would be most practical to use a portion of the 2022 credit ceiling that was originally intended to be allocated in the April 1, 2022 funding round. However, in an effort to keep the

allocation size of the April 1, 2022 funding round the same, MSHDA will forward-allocate 2023 credit to backfill any 2022 credit that is taken from the April 1, 2022 funding round. Alternatively, if any cases arise where credit is returned to MSHDA from projects that were previously allocated credit, but cannot proceed, MSHDA may choose to utilize that returned credit in the January 18, 2022 funding round alleviating the need to take as much credit from the April 1, 2022 funding round. In either case, the January 18, 2022 funding round will not impact the amount of credit that is allocated to projects in the April 1, 2022 funding round and, in a worst-case scenario, would only impact the amount of credit allocated in the upcoming October 2022 and April 2023 Funding Rounds.

In the event legislation passes and/or MSHDA receives an increase in the LIHTC ceiling in that timeframe, MSHDA reserves the right to reevaluate the strategy to use 2023 credit but will do so in such a way that gives potential applicants sufficient time and notice in order to anticipate any changes in the strategy. This reevaluation will not necessitate an additional amendment to the QAP.

PROJECT MODIFICATIONS

Project modifications will be considered on a case-by-case basis at the sole discretion of MSHDA in order to address specific situations. Applicants that would like to request project modifications should submit their request to MSHDA as soon as possible detailing the project modifications being requested, explaining the reason for the requested project modifications and why the project modifications are necessary for the project to proceed.

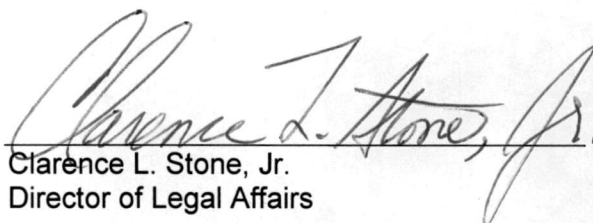
APPLICATION FEES

All applications must be accompanied by a check or money order in an amount equal to \$45 for each proposed low-income unit, with a \$2,500 maximum limit. This fee is non-refundable and must be paid in each funding round in which a project is seeking to be scored and/or evaluated. A fee of \$100 will be assessed each time a check is returned to MSHDA for non-sufficient funds.

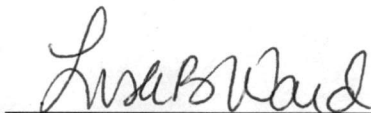
For any project that receives an award of additional credit, MSHDA will charge a fee equal to 6% of the additional annual LIHTC dollar amount reserved for a project. A sum equal to 3% of the additional annual LIHTC dollar amount shall be submitted to MSHDA at the time of Reservation. The remaining 3% shall be paid at the time of the originally scheduled 10% Certification.

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

Clarence L. Stone, Jr., being first duly sworn, deposes and says that he is the Director of Legal Affairs of the Michigan State Housing Development Authority and that he did review the Amendment to the State of Michigan's Qualified Allocation Plan for compliance with Section 42(m)(1) of the Internal Revenue Code and that such Plan is in compliance with Section 42(m)(1) of the Internal Revenue Code.


Clarence L. Stone, Jr.
Director of Legal Affairs

Subscribed and sworn to before me
This 14th day of December 2021

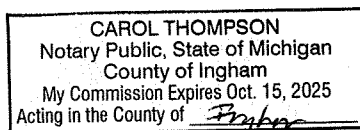


Lisa Ward, Notary Public
Clinton County, Michigan
My Commission expires: 08/14/2025
Acting in Ingham County, Michigan

LISA B. WARD
Notary Public-State of Michigan
County of Clinton
My Commission Expires 08/14/2025
Acting in the County of Ingham

STATE OF MICHIGAN)
) SS.
COUNTY OF INGHAM)

Chad Benson, being first duly sworn, deposes and says that he is the Director of Development of the Michigan State Housing Development Authority and that he did review the Amendment to that State of Michigan's Qualified Allocation Plan for compliance with Section 42(m)(1) of the Internal Revenue Code and that such Plan is in compliance with Section 42(m)(1) of the Internal Revenue Code.



Chad Benson
Director of Development

Subscribed and sworn to before me
This 13th day of December 2021

Carol Thompson, Notary Public
Ingham County, Michigan
My Commission expires: 10/15/2025
Acting in Ingham County, Michigan

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Labor and Economic Opportunity

SUMMARY OF PUBLIC HEARINGS

I, Chad Benson, Director of Development of the Michigan State Housing Development Authority (the "Authority"), certify that virtual public hearings were held on the Amendment to the State of Michigan's 2022-2023 Qualified Allocation Plan (QAP) for the Low-Income Housing Tax Credit (LIHTC) program using Microsoft Teams and allowing participants to join by telephone for three different sessions on December 8, 2021, December 9, 2021. The public hearings were held in compliance with the requirements of Section 22(b)(4) of P.A. 346 of 1966, as amended.

Further, official notice of these hearings was published in the Gaylord Herald Times, Marquette's Mining Journal, the Traverse City Record-Eagle, the Lansing State Journal, the Grand Rapids Press, the Detroit News, and the Detroit Free Press. Copies of the official notices are on file at the Authority's offices in Lansing, Michigan.

I certify that 52 members of the general public attended the hearings. Oral comments were heard from 4 individuals in total, and 4 written comments were received during the public comment period. The following summarizes both verbal and written comments and MSHDA's response to those comments.

NEGATIVE POINTS

We feel it is a fair solution to implement the proposed penalty points to be taken by owners receiving additional funding to solve the construction cost challenge. However, we feel the penalty points should be applied in the applicable round that directly relates to the source of funding. Meaning, since the 2023 credits will be pulled ahead, the penalty points would reflect on their first applicable applications in the October 2022/March 2023 funding rounds.

MSHDA agrees with this comment and has made changes to the amendment. The negative points will be applied to applications submitted in the October 2022 funding round in which 2023 Low-Income Housing Tax Credit (LIHTC) will be awarded. This also gives owners/developers additional time to plan ahead knowing that they will be receiving the negative points in the October 2022 funding round.

Thank you for the opportunity to comment on the proposed additional credits for 2019 and 2020 LIHTC projects under MSHDA's QAP. When we were asked in early March of 2020 to stay at home 15 days to stop the spread, we never envisioned Delta, Omicron, and other variants continuing to disrupt workplaces 20 months later. When Governor Whitmer suspended construction activity in the spring of 2020 for a month, we never envisioned major supply chain disruptions would endure into 2022. When inflation raised its ugly head in the spring of 2021, we heard that it was "transitory," and we did not expect that it would persist through 2022 as the Federal Reserve now expects that it will. We have heard repeatedly that we are living through "unprecedented" times, and it certainly feels that way. Over the past 18 months we have experienced the tripling of lumber prices (Random Lengths closed over \$900 again today), double

digit increases in the price of almost all building products, shortages in drywall, plywood, drywall mud, electrical breakers, roofing, siding, windows, appliances, and just about everything else related to construction, including labor. We had to absorb additional overhead and general requirements in 2020 when our jobs were shut down and our employees were not allowed to work.

In short, we have experienced massive cost and price increases that there was no way to foresee at the time we submitted our applications. We believe any developer who claims that their budget is adequate without additional credits did not submit an honest initial application. We should all be vigilant to make sure that MSHDA resources are efficiently deployed. The construction budgets submitted at the time of application should always be based on the conditions present at the time of submission. To do otherwise would be to waste valuable resources. Our company has been developing affordable housing for 31 years. We believe strongly that every developer, contractor, and property manager has an obligation and responsibility to state housing agencies, taxpayers, and all stakeholders. We take that responsibility seriously and think carefully about tax credit and other resource requests.

For the reasons stated above, we respectfully request that you reconsider the proposed penalty against developers who request additional credits. These are "unprecedented" times, and many developers like us submitted applications in good faith and based on an efficient use of credits and other resources and are truly no more than victims of an extraordinary set of circumstances. We work in 16 different states, and Michigan is the only state considering a penalty. As an alternative, we ask that you consider a reduction in developer cap for future rounds as an adequate means of addressing the situation.

The tax credit world is highly competitive and implementing penalty points will necessarily create winners and losers. Penalty points will cause what would otherwise be losing applications to become winners. The intent of the current QAP will be in some ways undermined if inferior applications are awarded credits due to penalty points assessed against better applications.

In previous conversations and a focus group held in October, MSHDA heard many times and believes that it is necessary to provide an incentive for developers to not ask for additional credit. Additionally, the projects applying for additional credit were originally awarded with points based on their need for LIHTC in the Cost Reasonableness with Credit Efficiency scoring metric. Adding additional LIHTC to the projects would have negatively impacted that point item and because of that MSHDA believes that there needs to be a negative point component in this QAP Amendment in order to differentiate between owners/developers that need additional LIHTC and those that do not.

The negative points are not meant to be a penalty but are a straight-forward way to provide an incentive not to ask for additional credit, in a way that is fair, transparent, and easily administered.

We support the 2022-2023 QAP amendment as currently drafted. We believe this amendment will provide much needed relief to developments that have experienced significant construction cost increases, and that the current approach will streamline the process. We participated in several focus group discussions and heard some concern regarding whether the negative points on the April 2022 applications for those who take advantage of the additional credit are too punitive. We believe the negative points provide a necessary disincentive to asking for additional credit given the scarcity of the 9% credits and the ongoing need for the creation and preservation of affordable housing. The current approach strikes a good balance between preserving resources and helping the developments which are in need.

We thank MSHDA staff for being thoughtful throughout this process and for their consideration of our comments.

MSHDA agrees with this comment.

We work almost exclusively as partners with under-resourced community organizations. In this case, we have a couple deals caught up in this unprecedented escalation situation with two different non-profit partners. For April, we have two other deals expected to go in with two other partners engaged in bringing housing to their specific communities. It puts us in a really tough spot as a partner working to assist each of these organizations in their mission delivery. I liked the idea on the info session call that suggested to apply the extra credits to the credit efficiency calculation for future deals. That might give developers a chance to directly mitigate the effects of the penalty.

For the reasons mentioned above, MSHDA believes that the negative point component of the QAP Amendment is important to maintain efficiency of the resource and consistency among owners/projects. MSHDA believe that the negative points, as written, will function similarly to how the commenter above has suggested that they will. For example, if a owner receives additional credit and is therefore assessed one negative point in a future funding round, they will still have the ability to structure their deal in a way that mitigates that one negative point as much as possible. This negative point component will apply equally to for-profits and non-profits alike and does not anticipate that it will impact non-profits differently than for-profits.

We question whether the negative points are appropriate given the current situation.

See MSHDA comments above.

DEFERRED DEVELOPER FEE OR OWNER CONTRIBUTION

Some deals will not support an increased deferred developer fee due to a low debt coverage ratio and the need to pay the deferred fee on or before the end of the initial compliance period. For these deals the owner would probably have to come up with additional equity from a source other than the existing investor. These deals are likely to be the ones that need the added credit the most. Deals which have room to increase the deferred fee are more likely to be the ones which were underwritten with considerably more potential cash flow. For these deals the owner would be giving up some future cash flow for additional cash on the front end to cover the cost increase.

There may also be an issue with investor willingness to pay for the added credit.

The amendment requires that projects include an owner contribution or deferral of developer fee up to at least 30% or 45% of the total developer fee, based on the amount of additional credit requested. MSHDA believes that allowing for owner contributions will help alleviate the concerns noted in the comment above.

ELIGIBLE COSTS INCLUDED IN ADDITIONAL CREDIT AWARD

MSHDA should consider construction period interest and other costs indirectly associated with the challenges that developments are experiencing.

MSHDA will consider this comment as it implements the additional LIHTC policy. The intent of the additional LIHTC is to assist with funding the additional costs that developments are experiencing because of material costs and supply chain issues. However, as the commenter mentioned, these challenges then have direct impacts on timing and other items that contribute to project costs as well.

LIHTC LEGISLATION

If current legislation passes, increasing the LIHTC ceiling, will that impact how MSHDA chooses to fund this additional LIHTC.

If proposed legislation passes, and MSHDA receives a significant increase in the LIHTC ceiling, it will certainly lessen the impact that will be felt for the October 2022 and April 2023 LIHTC funding rounds. If the LIHTC ceiling increases significantly, MSHDA may re-evaluate the strategy at that time, but will do so giving potential applicants sufficient time and notice in order to anticipate any changes in the strategy.

2021 LIHTC DEVELOPMENTS

The Amendment to the QAP should be expanded to those developments that have received 2021 LIHTC in addition to the 2019 and 2020 LIHTC projects.

MSHDA believes that it is too early in the process to address challenges that 2021 LIHTC developments may face. Many of these developments just received an official allocation of LIHTC and have 12 months to close. If these developments experience significant challenges that will impede their ability to close, MSHDA will evaluate the specifics of the situation and consider whether additional LIHTC needs to be implemented at that time.



STATE OF MICHIGAN

GRETCHEN WHITMER
GOVERNOR

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
LANSING

GARY HEIDEL
ACTING EXECUTIVE DIRECTOR

December 16, 2021

TO: Gretchen Whitmer
Governor

FROM: Gary Heidel, Acting Executive Director
Michigan State Housing Development Authority

SUBJECT: REQUEST FOR GOVERNOR'S APPROVAL OF THE STATE OF MICHIGAN'S
AMENDMENT TO THE QUALIFIED ALLOCATION PLAN FOR THE LOW-
INCOME HOUSING TAX CREDIT PROGRAM PURSUANT TO SECTION 42(m)
OF THE INTERNAL REVENUE CODE

DESCRIPTION: The Low-Income Housing Tax Credit (LIHTC) program, established pursuant to Section 42 of the Internal Revenue Code of 1986, as amended, requires that tax credits allocated by state credit agencies be allocated pursuant to a Qualified Allocation Plan (QAP) approved by the Governor. Section 22(b)(4) of Public Act 346 of 1966, as amended, further reflects this requirement.

The current Qualified Allocation Plan, approved in June of 2021, has been amended to allow additional funding allocations in response to covid-19 construction cost increases with will increase allocation of LIHTC resource in order to keep affordable housing development moving forward.

Changes to the Plan were the subject of significant public input through a public hearings process, which resulted in some modifications in the final Plan. At a meeting of the Authority Board on December 16, 2021, the Authority approved the Plan. All changes to the QAP will be effective upon your approval signature.

If possible, please execute the enclosed approval letter and return it to me by January 7, 2022, so that we might begin the implementation process necessary to revise our program systems in anticipation of an allocation round under the new Plan.

Exhibit A: Publication of Notices of Public Listening Sessions, Public Information Forum and Public Hearings

Exhibit B: Summary of Public Hearings

Exhibit C: Amendment to the 2022-2023 Qualified Allocation Plan as approved by the MSHDA Board on December 16, 2021

Exhibit D: Certification by Director of Legal Affairs and Director of Development

Exhibit E: Draft of Governor's Letter of Approval for your consideration

Gary Heidel
Acting Executive Director
Michigan State Housing Development Authority
735 East Michigan Avenue
PO Box 30044
Lansing, MI 48909

Dear Mr. Heidel:

In response to your memo dated December 16, 2021, and pursuant to Section 42(m) of the Internal Revenue Code of 1986, as amended, and Section 22(b)(4) of P.A. 346 of 1966, as amended, I hereby approve the accompanying Amendment to the 2022-2023 Qualified Allocation Plan pursuant to which the Low-Income Housing Tax Credit Program in the State of Michigan will be administered.

Sincerely,

Gretchen Whitmer
Governor



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS FOR COMMENTS & RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

INFORMATION HEARING

DATE: December 3, 2021

TIME: 10:00 am to 12:00 pm

CONFERENCE CALL PARTICIPATION: Conference Call Number:

+1 248-509-0316

Conference ID: **679 695 581#**

PUBLIC HEARINGS

DATE: December 8, 2021

TIME: 2:00 pm to 4:00 pm

CONFERENCE CALL PARTICIPATION: Conference Call Number:

+1 248-509-0316

Conference ID: **406 403 144#**

DATE: December 9, 2021

TIME: 10:00 am to 12:00 pm

CONFERENCE CALL PARTICIPATION: Conference Call Number:

+1 248-509-0316

Conference ID: **341 252 091#**

DATE: December 9, 2021

TIME: 2:00 pm to 4:00 pm

CONFERENCE CALL PARTICIPATION: Conference Call Number:

+1 248-509-0316

Conference ID: **124 648 455#**

PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number above at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 517-290-6732 or e-mail ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable or do not attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 6, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/mshda, by contacting Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kara Hart-Negrich, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

Gary Heidel
Acting Executive Director



MSHDA is an Equal Opportunity Employer and an Equal Opportunity Lender.





AFFIDAVIT OF PUBLICATION

827 N. Washington Ave. Lansing, MI 48906
517.372.2424 solutions@mediaplacementone.com



Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **DETROIT FREE PRESS**

Run Date	Ad Size	Caption/Position/Special Instructions
11/19/2021	3 Col. x 9"	Division #150 –Low Income Housing Tax Credit –Public Notice

Signed by *Diana Davis* (MP1/MANSI Representative)

Date: November 19, 2021

Notary Public:

Signed by *[Signature]* (Notary Public)

Date: November 19, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham

AFFIDAVIT OF PUBLICATION



827 N. Washington Ave. Lansing, MI 48906
517.372.2424 solutions@mediaplacementone.com



Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

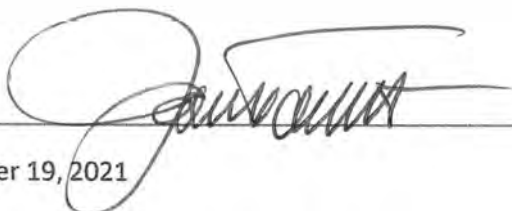
Newspaper Name: **DETROIT NEWS**

Run Date	Ad Size	Caption/Position/Special Instructions
11/19/2021	3 Col. x 9"	Division #150 –Low Income Housing Tax Credit –Public Notice

Signed by  (MP1/MANSI Representative)

Date: November 19, 2021

Notary Public:

Signed by  (Notary Public)

Date: November 19, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham

METRO

Online classes

Continued from Page 4A

quarantine.

The Detroit decision is similar to an earlier decision by Southfield Public Schools, which announced last month that it would go to remote learning on Fridays partially in response to staffing shortages.

The federal Centers for Disease Control and Prevention has guidelines for when cleaning is necessary in facilities, for instance, recommending that “if a sick person or someone who tested positive for COVID-19 has been in your facility within the last 24 hours, you should clean and disinfect the spaces they occupied.” However, the federal agency makes it clear that the risk of infection from touching surfaces is low.

Machion Jackson, assistant superintendent of operations, told board members during a committee meeting Monday that the district is continuing to adhere to “regular” and “deep” cleaning practices that use federally recognized disinfectants instead of household products as well as using federal COVID-19 money to provide overtime pay for custodial staff.

“Our custodians go through all the occupied classrooms, as well as offices, common areas throughout the day,” Jackson said.

“Deep cleaning is akin to your spring cleaning: when you open the windows of your home, when you dust those high and low surfaces, when you wash your curtains or dry-clean them.”

“Deep cleaning is traditionally completed during our summer months. We take more time to do that, however, because of the onset of COVID, we have changed the practices and there are very highly concentrated areas we focus on in the event that there is a COVID case in the building.”

The district has no plans to shift to a hybrid schedule in which some learning takes place in person and some online.

“Long-term we will accelerate the conversation about a vaccine mandate for employees and students knowing that this is the best strategy to keep students safe and in schools,” Vitti said.

Terrence Martin, president of the Detroit Federation of Teachers, said the union negotiated with the district to provide virtual days once a week in December.

“With the increase in cases around the state, we have to start somewhere,” Martin said.

“We’ll try this for the month of December to see if it makes a difference and if not we’ll have

to try something else.”

Across the district, he added, numerous schools have had issues with following COVID-19 protocols that prompted teacher concerns. The goal, Martin says, is not to continue “opening and closing schools” every month.

During a school board meeting last week, members asked Vitti a number of questions about the district’s cleaning protocols, including how often schools are cleaned and whether there are enough disinfectant products available to individual teachers. Vitti responded that the school district is fully stocked with supplies and has increased its allotment of teacher stipend through federal COVID-19 relief money.

During the public comment period of the meeting, the board heard concerns from teachers and parents about whether the district was adequately following COVID-19 protocols.

Marnina Falk, a teacher in the district who addressed the board during the meeting, said she was doubly concerned about the district’s reporting of COVID-19 cases.

“I think that the way we are informed about cases, and track quarantined students, needs to be improved,” Falk said. “It’s simply not sustainable. Right now, it’s too much to keep up with and I’m becoming drained and it’s becoming dangerous.”

Martin said the teachers union is additionally investigating concerns of underreported COVID-19 cases across district schools.

The announcement followed a mass walk-out at Martin Luther King High School, in which students and staff stood outside the school building Wednesday to critique the school’s COVID-19 protocols.

The school had reported six new cases as of Wednesday.

King Principal Damian Perry, in a statement provided to Chalkbeat, said school leaders share the concerns of staff members and believes the December remote instruction is a step in the right direction.

“We will continue to follow the safety guidance of the district, participate in weekly testing, and report positive cases as required,” said Perry in the statement.

The district has an email address that parents, students and staff members can use to anonymously report any violation of COVID-19 safety protocols inside their school building.

Chalkbeat is a nonprofit news organization covering public education. This story was originally published by Chalkbeat. Sign up for its newsletters at ckbe.at/newsletters.



“The Foundation’s \$5 million grant is an investment in the next 50 years of MOT, and importantly, an investment in the performing arts sector for the Metro Detroit Region,” said MOT President and CEO Wayne S. Brown. MOT recently launched a \$15 million capital campaign to update the 2,700-seat Opera House, which is home to the company’s main stage productions and educational programs. PROVIDED BY MITTY CARTER/MICHIGAN OPERA THEATRE

Charitable gift

Continued from Page 4A

era House in two years. The building will reopen to audiences in early 2022.

“Emotionally, it’s going to be so powerful to be there and thinking about what it means to return to opera,” said Yuval Sharon, MOT’s artistic director. “Not in a knee-jerk way, but to come back to opera with a new perspective. In May, a really important piece to balance that is ‘X, The Life and Times of Malcolm X,’ by Anthony Davis and Thulani Davis. It’s starting here before the same production is premiered at the Metropolitan Opera, the Seattle Opera and Opera Omaha.

“This is a pivotal moment for the company,” he said, “not just because of what we are presenting to our audiences, but (because) we are now exporting Detroit and what De-

troit opera means across the country in a way that’s going to be really significant and seen on a large scale. It’s a crucial moment to have support like this to help us realize it.”

Sharon noted the need for opera companies to step away from traditional pieces and produce new works. In Detroit, that effort will be aided by the Davidson Foundation grant’s \$2 million designated for programming. Sharon also hinted the 2022-23 season could include MOT’s first international collaboration.

Ethan Davidson, son of William Davidson and chair of the Davidson Foundation’s grants committee, said: “The William Davidson Foundation has been backing MOT for many years, supporting their work to develop the next generation of artists and in recognition of the important role MOT plays in downtown Detroit. ... We appreciate MOT’s commitment to telling stories that resonate with the Detroit community, its embrace of artistic risk and the strength of its partnerships across the region.”

Proposal N hires

Continued from Page 4A

especially returning citizens.

“I think it just fits with the city’s equity,” Counts said. “Our citizens require that kind of that level of compassion. You should be able to come back home and work where you live. And just because you have the challenge of being away, it should not prevent you from work.”

Crews have stabilized 232 homes across Detroit to date, according to the demolition department. About 120 of the homes have been relisted for sale through the Detroit Land Bank Authority. Crews have also demolished 835 homes using funds available through Proposal N. Mayor Mike Duggan has also promised to eliminate all severely blighted structures by the end of his new term by tapping into federal American Rescue Plan Act grants.

Kim Marble, a 54-year-old Mapleridge neighborhood resident said she has been exposed to blight for too long during her nearly four decades in the area. She said she has pressed city officials to take down dilapidated homes on her street, particularly next door.

“I was going to pay for it myself to get it torn down but it was just too expensive,” Marble said.

Using Proposal N funding, crews were able to fulfill her desire last week. Marble kicked her feet in the air and screamed “Thank you!” several times to construction crews for taking down a blighted house next door to her home.

“I’m so thankful. I’m so grateful. It’s been a long time coming,” Marble said after the demolition.

She said she witnessed unruly and explicit behaviors in the vacant homes on her street for too long and asked the city to do something about it.

“What kid needs to see that? And that’s when I went to city council and said ‘Some-




Mapleridge resident Kim Marble, 54, celebrates the demolition of a blighted structure next door to her home. DANA AFANA/DETROIT FREE PRESS



Jessie Lee, 54, of Detroit, a city demolition department worker, prepares polycarbonate walls to help stabilize two houses on Thursday. MANDI WRIGHT/DETROIT FREE PRESS

thing’s got to be done,” Marble said.

Dana Afana is the Detroit city hall reporter for the Free Press. Contact Dana: dafana@freepress.com or 313-635-3491. Follow her on Twitter: @DanaAfana.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS
FOR COMMENTS & RECOMMENDATIONS ON
AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan’s Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

DATE:	December 3, 2021
TIME:	10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 679 695 581#
DATE:	December 8, 2021
TIME:	2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 406 403 144#
DATE:	December 9, 2021
TIME:	10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 341 252 091#
DATE:	December 9, 2021
TIME:	2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 124 648 455#



PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number above at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 517-290-6732 or e-mail ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable or do not attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 6, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/mshda, by contacting Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kara Hart-Negrich, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

Gary Heidel
Acting Executive Director

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Due to the holiday, our office hours and obituary placement times may vary.

Please contact us at 800-926-8237 or detroitobits@gannett.com for further details.



AFFIDAVIT OF PUBLICATION



827 N. Washington Ave. Lansing, MI 48906
517.372.2424 solutions@mediaplacementone.com



Advertiser: MSHDA – Low Income Housing Tax Credit


Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **GAYLORD HERALD TIMES**

Run Date	Ad Size	Caption/Position/Special Instructions
11/23/2021	3 Col. x 9"	Division #150–Low Income Housing Tax Credit–Public Notice

Signed by  (MP1/MANSI Representative)
Date: November 23, 2021

Notary Public:

Signed by  (Notary Public)
Date: November 23, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham

What should you know about booster shots

Karen Weintraub
USA TODAY

COVID-19 booster shots are now available to all adults in the U.S.

Friday morning, the Food and Drug Administration authorized booster doses for any adult, lifting restrictions that had been imposed last month.

Later in the day, a panel of independent experts voted unanimously to support boosters for all and to particularly encourage people over 50 to get them after reviewing safety data and information about the benefit they provide. CDC Director Rochelle Walensky quickly signed off on the shots.

The decision means all adults who received either the Pfizer-BioNTech or the Moderna vaccines at least six months ago are now eligible for a third dose. People who received the vaccine from Johnson & Johnson more than two months ago were already eligible for boosters.

The Biden administration has purchased enough vaccine to provide boosters at no cost, and pharmacies should have doses available immediately.

Boosters have been allowed for certain groups for about a month, though so far only about 17% of all adults and 37% of those 65 and older have gotten them. Some states also have already authorized boosters for all, including California, Louisiana, Kansas, Kentucky and Massachusetts.

Vaccine experts say there's little downside to getting a booster dose; side effects are comparable to the initial round of shots.

Protection from vaccines starts to fade at about six months, data shows. The same people who are vulnerable to severe COVID-19 – those over 65 or with certain medical conditions such as diabetes or lung disease – are also more vulnerable to so-called breakthrough infections.

Here is what you should know about boosters:

Question: Who should get a shot?

A: Anyone who received their first two doses of Moderna or Pfizer-BioN-

Tech vaccine at least six months ago is now eligible for a third dose. Anyone who got a single-dose Johnson & Johnson vaccine at least two months ago can get a second shot.

Q: Which shot is best?

A: The Pfizer-BioNTech and Moderna vaccines are very similar, and the government has said that mixing vaccine brands is fine – so it's not a problem to get a Pfizer-BioNTech booster after one of the other two, for example. J&J recipients may get better protection by switching vaccines for their second dose, data shows.

Q: Why bother to get a booster?

A: Studies show that vaccine effectiveness against symptomatic disease begins to fade about six months after initial shots. A booster dose bumps protection levels back up to or even higher than initial vaccination.

Booster shots are also likely to reduce transmission of the virus, which could help bring down or at least limit the spread of the virus.


Q: Will shots offer protection in time for the holidays?

A: COVID-19 vaccines take about a week to start making a difference, studies show. So, while it's probably too late to get protection in time for a big Thanksgiving celebration, getting a shot in the next few weeks will provide extra protection for Christmas and New Year's.

Q: What about the risks?

A: There don't appear to be any additional risks from a third shot compared to earlier doses. Side effects are similar, and no new types of symptoms have been reported after boosters.

Health and patient safety coverage at USA TODAY is made possible in part by a grant from the Masimo Foundation for Ethics, Innovation and Competition in Healthcare. The Masimo Foundation does not provide editorial input.



NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS FOR COMMENTS & RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

	INFORMATION HEARING
DATE:	December 3, 2021
TIME:	10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 679 695 581#
	PUBLIC HEARINGS
DATE:	December 8, 2021
TIME:	2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 406 403 144#
DATE:	December 9, 2021
TIME:	10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 341 252 091#
DATE:	December 9, 2021
TIME:	2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 124 648 455#

PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number above at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 517-290-6732 or e-mail ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable or do not attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 6, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/mshda, by contacting Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kara Hart-Negrich, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

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Division: 150


Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **GRAND RAPIDS PRESS**

Run Date	Ad Size	Caption/Position/Special Instructions
11/21/2021	3 Col. x 9"	Division #150 –Low Income Housing Tax Credit –Public Notice

Signed by  (MP1/MANSI Representative)
Date: November 21, 2021

Notary Public:
Signed by  (Notary Public)
Date: November 21, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
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Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **HOLLAND SENTINEL**

Run Date	Ad Size	Caption/Position/Special Instructions
11/23/2021	3 Col. x 9"	Division #150–Low Income Housing Tax Credit–Public Notice

Signed by Deana Davis (MP1/MANSI Representative)

Date: November 23, 2021

Notary Public:

Signed by James R. Tarrant (Notary Public)

Date: November 23, 2021

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COUNTY OF VAN BUREN

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BUSINESS

Dems confident methane fee will stay

Matthew Daly
ASSOCIATED PRESS

WASHINGTON — A Democratic plan to impose a fee on methane emissions from oil and gas wells has cleared a key hurdle, but it faces strong opposition from the oil and gas industry and criticism by centrist Sen. Joe Manchin.

The proposed fee on methane — a powerful pollutant that contributes to global warming — was included in a huge social and environmental policy bill passed by House Democrats last Friday.

As the bill moves to the Senate, attention again will focus on Manchin, a West Virginia moderate who has already forced fellow Democrats to abandon one of their biggest climate proposals: a clean-electricity program that would boost wind and solar power while phasing out coal- and gas-fired power plants.

Manchin, whose state is a leading producer of coal and natural gas, has said he worries a methane tax could be used to drive energy companies out of business. He said before the House vote that he wants to make sure the fee is structured to incentivize innovation and not just "punish" energy companies "for the sake of punishing" them.

A spokeswoman for Manchin declined to comment after the House vote, but Democrats in the House and Senate said they are confident the fee will remain in the Senate bill, despite a 50-50 split in the chamber that gives every Democrat veto power. Republicans unanimously oppose the bill.

Language approved by the House represents a compromise that would slap a rising fee on excess emissions at oil and gas facilities, reaching \$1,500 per ton in 2025, along with \$775 million in subsidies for companies that take steps to reduce emissions.

Rep. Frank Pallone, D-New Jersey, who chairs the House Energy and Commerce Committee, said he and other Democrats have been working with senators on the methane fee, including Manchin, who chairs the Senate Energy and Natural Resources Committee.

"We have this very important provision with regard to methane emissions that was worked on with the senators and was also worked on with House

members over the last few weeks," Pallone said at a news conference Friday. "So I believe this is pretty much it. I mean, there may be some additional changes, but ... in terms of the actual substantive authorizing language, I think we're pretty solid at this point."

While the Senate may make minor revisions over the next few weeks, "nothing major, in my opinion," will be changed or taken out, Pallone said.

Sen. Tom Carper, D-Delaware, who chairs the Senate Environment and Public Works Committee, also is optimistic that the methane fee — formally known as the Methane Emissions Reduction Program — will be included in the final bill.

"Instead of punishing industry, our program incentivizes good behavior, phases in over time, and ramps up (fees) over time as well," Carper said in a statement. "It's good for the planet and good for job creation — a win-win in my book."

The proposed methane tax comes as President Joe Biden launches a wide-ranging plan to reduce methane emissions, which pack a stronger short-term punch on climate than even carbon dioxide.

Biden pledged at a United Nations climate summit in Glasgow, Scotland, earlier this month to work with the European Union and dozens of other nations to reduce global methane emissions by 30% by 2030.

The centerpiece of U.S. actions is a long-awaited rule by the Environmental Protection Agency to tighten methane regulations for the oil and gas sector. The proposed rule would for the first time target reductions from existing oil and gas wells nationwide, rather than focus only on new wells as previous regulations have done.

The new U.S. rule, along with the global pledge, should "make a huge difference, not only in fighting climate change, but in improving health and reducing asthma and other respiratory problems," Biden said.

Once finalized, the proposed requirements should reduce methane emissions from U.S. drilling operations and equipment by approximately 75% by 2030, compared with 2005 levels, the White House said.

The oil and natural gas industry, the

nation's largest industrial source of methane emissions, supports methane regulation but opposes the congressional fee as an unnecessary tax that could drive up energy costs and result in the loss of thousands of jobs.

"This is a tax on American natural gas that makes us less competitive," said Frank Macchiarola, senior vice president of the American Petroleum Institute, the industry's top lobbying group.

"At a time of rising energy costs, it's a flawed policy to raise costs on energy producers," he said, adding that he is hopeful the Senate will eliminate the fee. Independent analysts say the methane fee would likely cost producers at least \$1 billion a year once it is fully implemented.

"Sen. Manchin is a supporter of American energy, so it makes sense for him to take a close look" at the methane fee, Macchiarola said.

Environmental groups call methane reduction the fastest and most cost-effective action to slow the rate of global warming. Current rules for methane emissions from U.S. oil and gas wells only apply to sources that were built or modified after 2015, leaving more than 90% of the nation's nearly 900,000 well sites unregulated. Many of those sites are smaller, low-producing wells.

A group of Texas Democrats in the House initially opposed the methane fee, but ended up supporting the compromise. Only one Democrat, Maine Rep. Jared Golden, opposed the House legislation.

"No bill is perfect," said Rep. Henry Cuellar, D-Texas, who voted for the measure despite misgivings over methane. The House bill would improve access to affordable child care and prekindergarten, boost Medicaid coverage and provide billions of dollars to combat the climate crisis, he said.

Even so, Cuellar said he would continue lobbying the Senate to strip the methane fee from the legislation.

Michigan gas prices drop 5 cents in advance of holiday

Sentinel staff


Gasoline prices in Michigan dropped 5 cents per gallon in the past week and were averaging \$3.35 per gallon Monday, Nov. 22, according to AAA's daily survey of more than 4,000 gas stations in Michigan.

Motorists are paying an average of \$50 for a full 15-gallon tank of gasoline — an increase of about \$11 since January.

With last week's change, prices were 6 cents per gallon higher than a month ago, and \$1.35 per gallon higher than a year ago. The most expensive averages were found in Marquette (\$3.41) and Ann Arbor (\$3.40). The lowest averages were found in Grand Rapids (\$3.31) and Flint (\$3.32).

According to new data from the Energy Information Administration, total domestic gasoline stocks decreased by 700,000 barrels to 212 million barrels. Gasoline demand dropped from 9.26 million barrels per day to 9.24 million barrels per day.

"After such an unusual holiday travel year in 2020, it appears that higher gas prices will not be enough to deter Michigan residents from returning to the road for the holidays," said Adrienne Woodland, spokesperson for AAA. "Travelers will likely budget more for gasoline and less on things like shopping, lodging and dining out."



MSHDA
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

NOTICE OF ELECTRONIC INFORMATION HEARINGS AND PUBLIC HEARINGS FOR COMMENTS & RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

INFORMATION HEARING	DATE: December 3, 2021
	TIME: 10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316
	Conference ID: 679 695 581#
PUBLIC HEARINGS	DATE: December 8, 2021
	TIME: 2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316
	Conference ID: 406 403 144#
	DATE: December 9, 2021
	TIME: 10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316
	Conference ID: 341 252 091#
	DATE: December 9, 2021
	TIME: 2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316
	Conference ID: 124 648 455#

PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number above at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 517-290-6732 or e-mail ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable or do not attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 6, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/mshda by contacting Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kara Hart-Negrich, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

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Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **KALAMAZOO GAZETTE**

Run Date	Ad Size	Caption/Position/Special Instructions
11/21/2021	3 Col. x 9"	Division #150 –Low Income Housing Tax Credit –Public Notice

Signed by  (MP1/MANSI Representative)
Date: November 21, 2021

Notary Public:

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Date: November 21, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham

KALAMAZOO COUNTY

Galesburg-Augusta Community Schools cancels classes

Kylie Jewett Hamble kjewett@hamblemiller.com

Galesburg-Augusta Community Schools is closing earlier than planned prior to Thanksgiving due to a rise in student and staff illnesses and ongoing staffing shortages.

In a letter to the district community last week, Superintendent Wendy Maynard-Somers said they will be closed on Monday and Tuesday before the Thanksgiving holiday. Child care will still be available.

Maynard-Somers wrote that the result of the ongoing COVID-19 pandemic, cold and flu season and the shortage of staff for hire, has made this a challenging school year.

"Not only are we short-staffed with open/unfilled positions, but we have also had a high number of staff sicknesses," she said. "On most days in the recent weeks, we have not been able to fill all classrooms with certified teachers, and often have had to combine classes to get through the day."

Additionally, the number of students absent due to illness is rising.

"We believe that this long break from the classroom, a total of nine days, will

provide an opportunity to do a thorough cleanup of our school buildings, and give time for staff and students to get well," Maynard-Somers said.

"Our goal is that come Monday, Nov. 29, 2021, when we return to the classrooms, we will be fully staffed, students' attendance will be closer to 100% and we can focus on teaching and learning."

While she said they may continue to see rise in COVID-19 cases after Thanksgiving, the good news was that Kalamazoo County is doing better than surrounding counties.

The superintendent closed the letter encouraging their community to get vaccinated.

"I do want to encourage staff and families, if they have not already done so, to consider using the additional time off to get their vaccinations or booster shot. Our common goal is to keep children in school. With the loss of learning time last year, we have lots of catching up to do. Whatever each family can do to support this goal, I am grateful," Maynard-Somers said.

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Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an information hearing to take comments and recommendations on the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan (QAP) and procedures and other a plan in allocating low-income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

INFORMATION HEARING
DATE: December 3, 2021
TIME: 10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION: Conference Call Number: +1 248 589-8316
Conference ID: 679 935 5816

PUBLIC HEARINGS
DATE: December 6, 2021
TIME: 5:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION: Conference Call Number: +1 248 589-8316
Conference ID: 666 982 1480

PUBLIC HEARINGS
DATE: December 6, 2021
TIME: 10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION: Conference Call Number: +1 248 589-8316
Conference ID: 344 252 9816

PUBLIC HEARINGS
DATE: December 9, 2021
TIME: 2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION: Conference Call Number: +1 248 589-8316
Conference ID: 124 648 9556

PARTICIPATION: The general public is invited to make oral comments and recommendations at the conference number above at the information hearing and public hearings regarding the public allocation plan (QAP) and the proposed changes. Call 1-202-473-0141 at ThompsonCivicInnovation.org for your login details to connect to the meeting. Persons who are unable or do not attend the information hearing or public hearings may also submit written comments to the address marked below through 5:00 pm on Nov. 6, 2021, or call email those comments to ThompsonCivicInnovation.org. Additional persons who are unable to attend the information hearing may call 1-202-473-0141 or email those comments to ThompsonCivicInnovation.org no later than December 6, 2021, at 12:00 pm if they would like to make comments via a live stream session.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.mshda.com/qual by contacting Elizabeth Rademacher at 517-350-0732 or Carol Thompson at ThompsonCivicInnovation.org between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by calling 1-202-473-0141.

Elizabeth Rademacher
Allocation Manager
Michigan State Housing Development Authority
P.O. Box 30344
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this information hearing should contact Kara Hurlburt, Office of Legal Affairs, MSHDA at (517) 350-2275 or (800) 646-7435 at least 7 days prior to the meeting date.

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Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **LANSING STATE JOURNAL**

Run Date	Ad Size	Caption/Position/Special Instructions
11/19/2021	3 Col. x 9"	Division #150–Low Income Housing Tax Credit–Public Notice

Signed by  (MP1/MANSI Representative)
Date: November 19, 2021

Notary Public:
Signed by  (Notary Public)
Date: November 19, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
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State bonuses

Continued from Page 1A

Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020. State income tax and sales tax revenues have also exceeded forecasts and Weiss said the total cost of performance pay represents only a fraction of the state’s civil service payroll of about \$6 billion.

But state government was forecasting dire budget deficits early in 2020, before the unprecedented surge of federal cash was released. Much of the boost in state sales tax and income tax revenues was tied to federal stimulus checks and unprecedented unemployment insurance payouts, largely funded by the federal government, and Weiss does not deny that federal aid and Michigan’s dramatically improved budget picture are strongly linked.

Amid the pandemic, the payments are controversial from a fairness perspective. Only about 3,000 of the state’s roughly 50,000 workers are eligible for performance pay, and those members of the classified civil service tend to be already high-level and relatively highly paid — receiving annual salaries of at least \$91,489.

Employees in the performance pay program can get increases in their base pay above what other state employees get, one-time bonuses in the form of lump sum payments, or a combination of both. The average bonus the state paid in 2021 was \$3,626.

Unionized employees are not eligible for the bonuses and most nonunion employees are not eligible, either.

“It feels like picking winners and losers,” said Jeremy Tripp, executive director of the Service Employees International Union, Local 517M, which represents more than 4,000 state employees in scientific, engineering and technical jobs, as well as examiners and other workers at the Michigan Unemployment Insurance Agency.

Tripp said his members include state lab workers who were under extreme pressure to process rapid and accurate results for tens of thousands of COVID-19 swab tests, especially early on in the pandemic, and highway workers who stayed on the job when few others were working and did not even have restrooms they could use during breaks because all the restaurants and other

Only about 3,000 of the state’s roughly 50,000 workers are eligible for performance pay, and those members of the classified civil service tend to be already high-level and relatively highly paid — receiving annual salaries of at least \$91,489.

public restrooms were closed. Though there has been some hazard pay or other special pay approved for state corrections officers and nurses because of the pandemic, Tripp said requests for recognition pay for his members and members of many other state employee unions have been rejected. “We don’t begrudge anybody, and we know there’s a lot of people doing a lot of hard work across the state, but we wish that it would be applied evenly to folks,” Tripp said. “We can’t just stop at one group of people and pat ourselves on the back and move forward.”

Introduced in the 1990s under former Republican Gov. John Engler, performance pay in Michigan was halted in 2003 by Engler’s successor, Democratic Gov. Jennifer Granholm, who cited “continued deterioration in state budget conditions” during the depths of a recession. Prior to the sharp uptick in bonuses in 2021, it had been making a slow comeback in recent years, as state government’s financial fortunes improved.

Proponents say the bonuses are needed for employee recruitment and retention, especially in certain hard-to-fill jobs.

The bonuses are at the discretion of each department, and do not require signoff from the state Budget Office as long as departments stay within their overall budgets.

Under state rules, performance bonuses cannot exceed 5% of an eligible employee’s salary without getting signoff from the state personnel director. None of the 2021 bonuses exceeded 5% of salary, said John Gnodtke, a spokesman for the Civil Service Commission.

Eight of the nine biggest bonuses the

state paid in 2021 — ranging from \$9,217 to \$13,398 — went to state psychiatric managers and directors.

The Michigan Civil Service Commission withheld the names of seven of those eight psychiatric managers from its response to the Free Press FOIA request, citing a section of the Corrections Code that exempts the personnel records of employees of the Center for Forensic Psychiatry in Washtenaw County, where all seven of them work, as well as the personnel records of Corrections Department employees, from FOIA. The Free Press is appealing that refusal.

The state employees receiving the highest bonuses whose names were released pursuant to the FOIA request were: Dr. George Mellos, a senior executive psychiatric director with the Michigan Department of Health and Human Services, who received \$10,718; state Personnel Director Janine Winters, who received \$9,559; and Senior Chief Deputy Directors Kenneth McFarlane, Lewis Roubal and Jeffrey Guilfoyle, who work for the Department of Agriculture and Rural Development, DHHS and Treasury, respectively, and who each received \$8,298.

Though now common at all levels of government, performance pay in the public sector was contentious long before the pandemic. Unlike the situation in the private sector, the performance of nearly all state agencies and those who work inside them cannot be measured in corporate financial terms, such as revenue growth or profit earned, potentially making performance appraisals more complex and less reliable. Studies have shown that when employees do not have strong confidence in the integrity of an appraisal system, it is not useful as either a motivator or a way of improving morale.

DTMB issued the highest number of bonuses in 2021, with 611 bonuses totaling \$1.9 million. Of those, 458 bonuses totaling \$1.3 million went to information technology workers who have been included in the pay-for-performance program since 2015 as a way of attracting and retaining high-tech workers, officials said.

The highest average bonuses — \$5,976 — were paid by the Attorney General’s Office.

“Over the course of the pandemic, staff at the department have been subjected to a hiring freeze and layoff days that resulted in pay reductions,” said Lynsey Mukomel, a spokeswoman for Attorney General Dana Nessel.

“Meanwhile, our employees are asked to work on the most significant and legally complex cases and initia-

tives in the state, including complaints seeking millions of dollars. Great expertise is required or the state risks losing a tremendous amount of money. As workloads increase and we continue to have difficulty filling critical positions in the department, we must use additional tools to help compete with the private sector to recruit and retain the best attorneys we can.”

The percentage of employees who were eligible to receive lump sum bonuses who actually received such bonuses ranged from a low of 14% at the Department of Licensing and Regulatory Affairs to a high of 100% at Agriculture and Rural Development, Health and Human Services, and the Department of State, officials said.

But officials at several departments said that when the other element of performance pay is included — pay increases as a reward for performance — all or close to all of their eligible employees received performance pay increases in 2021.

At the Civil Service Commission, for example, where 39 employees received lump-sum bonuses totaling \$172,931, all 11 other eligible employees who stayed with the agency through the end of the fiscal year received performance bonuses in the form of increases to their base pay, Gnodtke said.

“I think that you can accurately say that 100% of our eligible employees employed at the end of the fiscal year received some form of bonus,” he said.

At the Department of Environment, Great Lakes and Energy, 72 employees were eligible for performance pay and 70 of those received either a lump sum bonus, a performance-related pay increase, or a combination of the two, said Hugh McDiarmid Jr., a spokesman for the department.

John DeTizio, labor relations director for the Michigan Association of Governmental Employees, which represents about 2,000 state managers, supervisors and executive assistants who are not part of a union, has members who are eligible for performance pay and others who are not.

He said his association recently successfully pushed to have physician managers included in pay for performance, along with psychiatrist managers who were included earlier, because of recruitment and retention problems in that area.

Asked whether he thought still more state employees should be included in the performance pay program, DeTizio said: “You could always tie everybody into it, but then nobody would get anything.”

Obituaries

Jean Hopkins

CHARLOTTE - Jean Wheaton Hopkins was born Sep 3, 1925 in Ogdensburg, NY and died Tuesday, November 16, 2021.

In 1944, she graduated from Northfield Seminary for Young Ladies in Massachusetts and proceeded from there to nursing school in Rochester, NY during WWII. She decided on a career change and returned home to Ogdensburg, eventually graduating from Wallace Secretarial School. While in Rochester, on Oct 3, 1944 she went on a blind date, and met the love of her life, John Denison Hopkins. They continued their long-distance courtship and were married on Sep 14, 1946.

During their early married life, they resided in Rochester (NY) where they became parents. From there, John’s career moved them to Racine (WI), Fort Wayne (IN) and Charlotte (MI). Throughout the years, Jean was involved in the Presbyterian Church as a deaconess, Sunday school teacher and/or choir member wherever they lived. While in Charlotte she was heavily involved in the fund raising for, and building of the Charlotte Library, and eventually became President of the library board. Jean spent her later years as a resident of Independence Village of Grand Ledge, where she continued to make friends and care for those around her.

Jean was predeceased by her husband, John Denison Hopkins; parents, Harry Monroe Wheaton and Sara Kahl Wheaton; siblings, Elaine Gray Miller (Lloyd), Katharine Dillingham (James), Harry M Wheaton, Jr. (Doris) and Margorie Smith (Arthur); and great-grandson Damien Atreyu Clayton Huelskamp. She is survived by her children, John Denison Hopkins, Jr, and Jane Elizabeth Jandl (Mark); grandchildren, Sean Denison Rogan-Sanchez (Danielle), Jaclyn Louise Malm (Scott), and Sara Elizabeth Rogan; and great-grandchildren, Gage Joey Lennon Deaton, Lucille Sky Eve Bressie and Adeline Penny Sue Hartless.

Jean will be forever remembered as a loving mother, grandmother, aunt, and caring friend known for her kindness and generosity, especially for anything involving reading or music. That kindness touched many people throughout her life and she will be deeply missed by countless family, friends, neighbors and care givers.

Friends and family are encouraged to support Jean’s family by sharing memories on her tribute page at www.prayfuneral.com. Private funeral services will take place at First Presbyterian Church of Lansing. Interment will take place in Maple Hill Cemetery in Charlotte. The service will be available to view on the funeral home website at www.prayfuneral.com after December 4, 2021. Memorial contributions are suggested to First Presbyterian Church of Lansing, 510 W Ottawa St, Lansing, MI 48933, of the Charlotte Community Library, 226 S Bostwick, Charlotte, MI 48813. The family is in the care of Pray Funeral Home.



NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS FOR COMMENTS & RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan’s Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

CONFERENCE CALL PARTICIPATION:	DATE:	December 3, 2021
	TIME:	10:00 am to 12:00 pm
	CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 679 695 581#
CONFERENCE CALL PARTICIPATION:	DATE:	December 8, 2021
	TIME:	2:00 pm to 4:00 pm
	CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 406 403 144#
CONFERENCE CALL PARTICIPATION:	DATE:	December 9, 2021
	TIME:	10:00 am to 12:00 pm
	CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 341 252 091#
CONFERENCE CALL PARTICIPATION:	DATE:	December 9, 2021
	TIME:	2:00 pm to 4:00 pm
	CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 124 648 455#

PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number above at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 517-290-6732 or e-mail ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable or do not attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 6, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/mshda, by contacting Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kara Hart-Negrich, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

Gary Heidel
Acting Executive Director



MSHDA is an Equal Opportunity Employer and an Equal Opportunity Lender.



May you find peace in this time of sorrow.

AFFIDAVIT OF PUBLICATION



827 N. Washington Ave. Lansing, MI 48906
517.372.2424 solutions@mediaplacementone.com



Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **MARQUETTE MINING JOURNAL**

Run Date	Ad Size	Caption/Position/Special Instructions
11/19/2021	3 Col. x 9"	Division #120-Community Development/Housing Initiatives-- Consolidated Plan- Public Notice

Signed by *Diana Daves* (MP1/MANSI Representative)
Date: November 19, 2021

Notary Public:
Signed by *[Signature]* (Notary Public)
Date: November 19, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham

State/Nation/World



President Joe Biden speaks during a visit to the General Motors Factory ZERO electric vehicle assembly plant on Wednesday in Detroit. (AP photo)

White House offering more aid for winter heat, utility bills

By JOSH BOAK
Associated Press

The Biden administration is taking steps to help distribute several billion dollars in aid for winter heating and utility bills, an unprecedented sum that comes largely from its \$1.9 trillion coronavirus relief package.

The package provided an additional \$4.5 billion for the government's Low Income Home Energy Assistance Program, which typically has funding of \$3 billion to \$4 billion annually. Aid for renters can also cover utility costs, while the money provided to state, local and tribal governments can help families that face high heating bills and are ineligible for other programs.

"It's another example of where the American Rescue Plan included extra precautions to ensure we would be prepared," said Gene Sperling, who is overseeing coronavirus relief for the White House.

"These new programs and funding were designed to ensure that if the weather was colder or the prices were higher, we would have the highest resources ever to help as many hard-pressed families as possible."

The White House sent out invitations for a call Thursday afternoon with representatives from governors' offices to discuss ways to distribute the funds and coordinate across programs.

Schools shift learning, take days off to ease COVID stress

DETROIT (AP) — Michigan's largest school district said it will switch to online learning on Fridays in December in response to rising COVID-19 cases and the need for mental health relief.

Detroit Superintendent Nikolai Vitti told families that it's critical that 75% of students log in, the minimum attendance for an official school day under state financial rules.

Meanwhile, some Michigan schools are taking next week off for the Thanksgiving holiday instead of just three days. "While this couple of days off is not a solution, it is a step in the right direction toward encouraging relief and self-care that we all need to practice," Muskegon Superintendent Matthew Cortez said.

Schools will also be closed in the Galesburg-Augusta, Ravenna and Wyoming districts.

Michigan and Minnesota have been leading the U.S. this week in the number of new COVID-19 cases per 100,000 residents, according to the Centers for Disease Control and Prevention.

Vitti said vaccinating students is the best way to ensure safety and stick to consistent learning schedules. In Detroit, children ages 5-11 now are eligible for shots.

Some students and teachers at King High School walked out for about 20 minutes Wednesday to protest conditions inside the building. They said classes still are too large for a pandemic and the school needs a scrubbing.

King principal Damian Perry said online instruction in December will provide an opportunity for a "deep cleaning" of the school.



Kyle Rittenhouse, center, pulls out his chair for a meeting Judge Bruce Schroeder called during his trial at the Kenosha County Courthouse in Kenosha, Wis., on Thursday. (AP photo)

Rittenhouse jury resumes deliberating after 2nd mistrial bid

By Associated Press staff

KENOSHA, Wis. — The jury at Kyle Rittenhouse's murder trial began deliberating for a third day Thursday with a new defense request for a mistrial hanging over the politically and racially fraught case.

The mistrial bid was sparked by a jury request Wednesday to re-watch video evidence, including drone footage that prosecutors used to try to undermine Rittenhouse's self-defense claim and portray him as the instigator of the bloodshed in Kenosha in the summer of 2020.

Prosecutors said the video showed him pointing his rifle at protesters before the shooting erupted.

But the defense team said Wednesday that it had received an inferior copy of the potentially critical video from prosecutors, prompting its second mistrial motion in a

week. Judge Bruce Schroeder agreed to let the jury re-watch the video and did not immediately rule on the mistrial request.

Rittenhouse attorney Corey Chirafisi said the defense would have approached things differently if it had received the better footage earlier in the case. Chirafisi said the mistrial request would be made "without prejudice," meaning prosecutors could still retry Rittenhouse.

Rittenhouse, 18, is on trial on homicide and attempted homicide charges for killing two men and wounding a third with an AR-style semi-automatic rifle during a tumultuous night of protests over the police shooting of Jacob Blake, Black man, by a white police officer. Rittenhouse, a then-17-year-old former police youth cadet, said he went to Kenosha to protect property from rioters.

Sudan's police chief denies role in killing of protesters

CAIRO (AP) — Sudan's police chief on Thursday defended his security forces, saying they use only legal means to contain anti-coup protests. The Sudanese have been taking to the streets in masses since last month's military takeover, which upended the country's fragile transition to democracy.

The remarks by Chief of Police Lt. General Khalid Mahdi Ibrahim came a day after doctors said at least 15 people were killed by live fire during demonstrations against the Oct. 25 coup, the highest daily count of people killed since the takeover.

The United States expressed dismay over the protesters' deaths. U.S. Secretary of State Antony Blinken said at a Thursday news conference in Abuja, Nigeria, that the U.S. is "deeply concerned by the violence used by the Sudanese military against people engaged in peaceful protest."

Speaking to reporters in Khartoum, Ibrahim insisted that police are protecting civilians and primarily use tear gas to contain violence at the protests. He repeated claims that there have also been police casualties and promised investigations into any deaths, civilian or other.

MARQUETTE TOWNSHIP RESIDENTS NOTICE OF PUBLIC HEARING FY 2022 PROPOSED BUDGET

The Marquette Charter Township Board will hold a Public Hearing on the proposed Township budget for Fiscal Year 2022 at Township Hall, 100 Commerce Drive on Tuesday, December 7, 2021 at 6:30 p.m. The property tax millage rate, and the Fire Protection and Prevention special assessment proposed to be levied to support the proposed budget will also be a subject of this hearing.

The estimated December 2021 tax levy and revenues for the Township are as follows:

Fund	Millage	Revenue
Operating	4.8078	\$1,295,553
Roads	1.4688	\$395,796
Fire Apparatus	0.5880	\$158,448
Law Enforcement	0.3920	\$105,632
Library	0.8880	\$239,288
Act 33 Fire	2.8000	\$754,513
Recreation	0.4980	\$134,196

The proposed budget for the General Fund and the various Special Revenue Funds by fund total is as follows:

	2020 Actual	2021 Budgeted	2022 Proposed
General Fund	\$2,591,393	\$2,639,613	\$2,611,233
Township Improvements Fund	732,109	529,963	526,958
Fire Fund	1,116,259	964,507	937,114
Liquor Fund	7,205	7,225	7,225
METRO Authority	6,152	6,178	6,329
Water Fund	1,635,358	1,509,300	1,518,265
Wastewater Fund	1,262,966	1,255,000	1,253,965
Solid Waste Fund	387,390	457,850	469,420
Storm Water Fund	1,102	2,000	2,000

A copy of the budget is available for public inspection on the Township's website at www.marquettetownship.org

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a(2)(3).

Randy Ritari, Township Clerk
1000 Commerce Drive
Marquette, MI 49855
(906) 228-6220 extension 112

MSHDA

NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS FOR COMMENTS & RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

INFORMATION HEARING	
DATE:	December 3, 2021
TIME:	10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 679 695 5818
PUBLIC HEARINGS	
DATE:	December 8, 2021
TIME:	2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 406 403 1448
DATE:	December 9, 2021
TIME:	10:00 am to 12:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 341 252 0918
DATE:	December 9, 2021
TIME:	2:00 pm to 4:00 pm
CONFERENCE CALL PARTICIPATION:	Conference Call Number: +1 248-509-0316 Conference ID: 124 648 4558

PARTICIPATION: The general public is invited to make oral comments and recommendations at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 1-248-509-0316 or email ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable to attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-280-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 8, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/msghda by contacting Elizabeth Rademacher at 517-280-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m., Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kim Hart-Negridi, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

Gary Heide
Acting Executive Director

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Visit the Journal on the web:
www.miningjournal.net



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Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **MUSKEGON CHRONICLE**

Run Date	Ad Size	Caption/Position/Special Instructions
11/21/2021	3 Col. x 9"	Division #150 –Low Income Housing Tax Credit –Public Notice

Signed by  (MP1/MANSI Representative)

Date: November 21, 2021

Notary Public:

Signed by  (Notary Public)

Date: November 21, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham

LOCAL GOVERNMENT

Ann Arbor to require tampons, pads in all public restrooms

City is the first in U.S. to enact such an ordinance, officials say

By Ann Arbor Staff Writer

Keeping public restrooms stocked with free menstrual products, including pads and tampons, will be the law in Ann Arbor effective Jan. 1.

City Council voted unanimously Monday to approve the new local ordinance, which city officials said is the first of its kind in the United States.

"We will be the first city in America to mandate this," said Council Member Ali Ramlawi, D-8th Ward, citing a memo from the city attorney's office on the matter.

Mayor Christopher Taylor expressed hopes other cities follow suit, creating a new social expectation of period products being available in public restrooms.

Ann Arbor's new law requires all public restrooms in the city — including at places such as bars and restaurants — to offer a standard set of personal products, including toilet paper, soap, paper towels, tampons and menstrual pads.

The ordinance applies to all buildings where a public restroom is required to be available to business customers, employers, students and other visitors.

Violations can result in \$100 tickets.

Nancy Kramer, founder of the national Free the Tampons Foundation, applauded the move.

"This is an issue that I have been advocating for since the first time I went into the restroom in Apple's corporate headquarters in 1992 and saw tampons and pads lying on the counter," she said, adding she thought then, "Why isn't every restroom like this?"

It's a public health issue and it's the right thing to do, Kramer told city officials, arguing no one should be forced with the consequences of having an unexpected start to a menstrual cycle without period products available.

Kramer said she believes Ann Arbor is the first city to adopt such a comprehensive ordinance, though the recent Brookline, Mass. ordinance, has an ordinance requiring menstrual products in restrooms in public buildings.

States like Illinois, New York and California also have made advances in men-

strual product availability in places such as schools, prisons and business offices.

Taylor credited a local high school student for inspiring the creation of Ann Arbor's ordinance by coming to his office hours and expressing her concerns about less privileged Ann Arborites having difficulty obtaining menstrual products.

"Too many struggle in Ann Arbor to obtain them and I'm just so glad that we're going to do something about it," he said, calling it a matter of personal dignity and health.

"If you have a public restroom, there are going to be people who menstruate and there should be tampons and pads available for it," he said.

"These products support basic human needs and it's long past time that we as a society acknowledge and respond to that reality."

The law is not limited to women's restrooms, said Council Member Travis Radwin, D-9th Ward, an LGBTQ activist.

"This is required for all restroom facilities," he said.

"We absolutely made that case during drafting this and I know that the mayor made sure that this was available for anyone who may menstruate, not just in women's restrooms."

Council members amended the ordinance to make exceptions for mosques, temples, churches and other places of worship for which compliance would conflict with religious beliefs.

Council Member Erica Briggs, D-4th Ward, said it took her a while to get behind the ordinance, but she supports it.

"I appreciate the need to end period poverty," she said, adding every woman has experienced the humiliating feeling of being in a situation where they don't have supplies they need.

"And I'm glad to know that our community is going to be leading this forward and ending this experience in our community."

Some council members are now questioning whether there are enough public restrooms in the city that are available to all people, particularly in the downtown area, and whether there should be public restrooms downtown that are maintained by the city and open after business hours.

Some officials point out the downtown library and transit center have public restrooms, though they close at night.

"I hope that we will grow from this resolution and look at public restrooms in the downtown area, because I think that is



A menstrual product dispenser inside an Ann Arbor library public restroom. Tampons and pads are available for free in restrooms at all Ann Arbor District Library branches, and a new city ordinance now requires such products in public restrooms citywide. *Submitted*

really a human right," said Council Member Kathy Grynwald, D-2nd Ward, citing a lack of publicly maintained restrooms with an extra burden on businesses.

The new period products ordinance will have financial impacts on businesses and enforcement will be a challenge, said Ramlawi, a downtown restaurant owner who has expressed concerns about it but ultimately supported it.

"This is not going to put people out of business, but I think it needs to be noted that we need to have our own public restrooms as a municipality and not just put the responsibility on everybody else," he said.

Council Member Lisa Song, D-2nd Ward, described the new law as progressive and an opportunity for businesses to invest in dignity and show care for a sizable portion of the community. Tampons and pads already are available for free in the Ann Arbor District Library's public restrooms and Ann Arbor Public Schools has plans to follow suit.

The city also is pricing out the cost of installing tampon and pad dispensers at dozens of city-managed restrooms at city hall, park facilities and other city buildings.

The ordinance was proposed last month by Taylor and City Council members Lisa Diehl, Jen Eyre, Julie Grand and Radwin, Briggs, Baniawati and Song joined as co-sponsors.

"This is required for all restroom facilities. We absolutely made that case during drafting this and I know that the mayor made sure that this was available for anyone who may menstruate, not just in women's restrooms."

Travis Radwin, Ann Arbor council member

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NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS FOR COMMENT AND RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

The notice that is compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP. The Michigan State Housing Development Authority (MSHDA) will hold an information hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan (QAP) procedures and criteria used in allocating low income housing tax credit to owners of eligible private housing pursuant to Section 42 of the Internal Revenue Code as follows:

DATE	TIME	CONFERENCE CALL PARTICIPATION
December 3, 2023	10:00 am to 11:00 pm	Conference Call Number: +1 248-598-8376 Conference ID: 679 685 5816
December 6, 2023	2:00 pm to 4:00 pm	Conference Call Number: +1 248-598-8376 Conference ID: 906 403 1460
December 6, 2023	10:00 am to 11:00 pm	Conference Call Number: +1 248-598-8376 Conference ID: 341 252 8816
December 9, 2023	2:00 pm to 4:00 pm	Conference Call Number: +1 248-598-8376 Conference ID: 124 648 4658

PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number shown at the information hearing and public hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 1-202-672-7444 for **Thompson's Conference**. Your email address for participating in the meeting is **thompson@thompsonconference.com**. You must email your comments to **thompson@thompsonconference.com** no later than December 6, 2023 at 12:00pm (they would like to make comments via e-mail and paper).

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at **www.mshda.com**, by contacting Customer Assistance at 817-500-6732 or Carol Thompson at **thompson@thompsonconference.com** between 9:00 a.m. and 5:00 p.m. Monday through Friday, at no charge.

Elizabeth Neumann
Acquisitions Manager
Michigan State Housing Development Authority
P.O. Box 20344
Lansing, Michigan 48209

*Participating with MSHDA in a meeting requires a non-refundable accommodation to effectively participate in this information hearing should contact Kara Halpin, MSHDA Office of Legal Affairs, MSHDA at (517) 255-2573 or (800) 645-7435 at least 7 days prior to the meeting date.

MSHDA is an Equal Opportunity Employer and an Equal Opportunity Lender.

AFFIDAVIT OF PUBLICATION



827 N. Washington Ave. Lansing, MI 48906
517.372.2424 solutions@mediaplacementone.com



Advertiser: MSHDA – Low Income Housing Tax Credit

Division: 150

Date of order: November 15, 2021

This is to certify that the Public Notice scheduled to run in the newspaper listed ran as the placement details below and proof of publication is attached.

Newspaper Name: **TRAVERSE CITY RECORD-EAGLE**

Run Date	Ad Size	Caption/Position/Special Instructions
11/19/2021	3 Col. x 9"	Division #150-Low Income Housing Tax Credit--Public Notice

Signed by

(MP1/MANSI Representative)

Date: November 19, 2021

Notary Public:

Signed by

(Notary Public)

Date: November 19, 2021

JAMES R. TARRANT
NOTARY PUBLIC – STATE OF MICHIGAN
COUNTY OF VAN BUREN
My commission expires April 12, 2023
Acting in the County of Ingham



Special to the Record-Eagle/Michigan Department of Environment, Great Lakes and Energy/

The state Department of Great Lakes, Environment and Energy denied a permit to dredge in Long Lake as shown in this drawing. Plans were to dredge a channel in the lake bed and dig a channel and basin for a boathouse planned for a property on the lake's south end. Joseph Quandt, a representative of land owner Carrie C. Barnes Trust, said plans to fill in 300 square feet of wetland for the boathouse corner were dropped and the lakebed dredging area, shrunk.

LAKE

EGLE denies Long Lake dredging permit

FROM PAGE 1A

of which a boathouse with spaces for five boats and six personal watercraft would be built.

Other aspects included a 120-foot-long seasonal dock in Long Lake, removing some seawall from the property and replacing it with rocks, coir logs and native plantings, as previously reported.

Plans were for a property along the lake's south end of South Long Lake Road, and included a new house and more, as previously reported.

While Quandt previously pointed to the project's various aspects as an improvement, others worried about negative impacts to the lake, its waters and its wildlife. And they feared it could set a precedent for dredging more channels along the lake's edge.

That's what about 170

people Perry called a concerned citizens group is focused on now, she said.

"I think that our goal as a group... is we understand now that someone else could come along, so we need to make sure that our ordinances at our township level are as strong as possible so it can't happen, because it does set a precedent for all other lakes in Michigan if it does happen someplace," she said.

Perry said she and the group are asking for a moratorium on any dredging in lakes within Long Lake Township, and stronger language to keep buildings farther back from the lakes' ordinary high water mark.

Township Supervisor Ron Lemcoo said he and other township officials are researching what other local governments have done, and just how much is in their control versus the state's.

He agreed it's an issue worth looking into. "I live on Long Lake, I grew up on Long Lake, and so it's trying to figure out how best to preserve the lakes and make sure that

people in the future can enjoy them," he said.

In the Nov. 12 denial letter, EGLE District Supervisor Joseph Haas cited findings that a "feasible and prudent" alternative — namely, a dock — would provide the same benefit without the negative impacts.

Those included not only lasting impacts to the lake's nearshore habitat, but dredging impacts that would be perpetuated by the need for constant maintenance, according to written comments from EGLE Inland Lakes Analyst Eric Calabro. And state Department of Natural Resources Inland Lakes Habitat Analyst Joe Nohner agreed that the channel dredging would harm fish and aquatic resources, documents show.

Those analyses had Perry hopeful that the permit denial would survive an appeal, she said.

Quandt said he believed the appeal would prevail, calling conclusions about the project's negative impacts overblown. He also scoffed at the suggested alternative, calling

it "absurd."

"I mean, how do you compare a seasonal dock with the project purpose, which is to have a four-season boathouse? They're not even comparable," he said. "So when you look at one being a feasible and prudent alternative for the other, it's not an alternative, period, let alone a feasible or prudent one."

EGLE officials agreed that some of the concerns expressed in public comments were likely unfounded, documents show — a nearby loon nesting location, for example, is more than 300 yards away and at least 20 lakeside homes are closer.

Quandt said he expects to file an appeal next week and, based on past experience, figured the state would have a hearing within six months.

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MSHDA

NOTICE OF ELECTRONIC INFORMATION HEARING AND PUBLIC HEARINGS FOR COMMENTS & RECOMMENDATIONS ON AMENDMENT TO THE QUALIFIED ALLOCATION PLAN (QAP)

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

Take notice that in compliance with Section 42 of the Internal Revenue Code and the 2022-2023 QAP, the Michigan State Housing Development Authority (MSHDA) will hold an Information Hearing to take comments and recommendations from the general public and will hold three public hearings regarding a proposed Amendment to Michigan's Qualified Allocation Plan setting forth procedures and criteria used in allocating low income housing tax credit to owners of certain rental housing pursuant to Section 42 of the Internal Revenue Code as follows:

CONFERENCE CALL PARTICIPATION:	DATE:	December 1, 2021
	TIME:	2:00 pm to 4:00 pm
	CONFERENCE CALL NUMBER:	+1 248-509-0316 Conference ID: 679 695 581#
CONFERENCE CALL PARTICIPATION:	DATE:	December 8, 2021
	TIME:	2:00 pm to 4:00 pm
	CONFERENCE CALL NUMBER:	+1 248-509-0316 Conference ID: 406 403 144#
CONFERENCE CALL PARTICIPATION:	DATE:	December 9, 2021
	TIME:	10:00 am to 12:00 pm
	CONFERENCE CALL NUMBER:	+1 248-509-0316 Conference ID: 341 252 091#
CONFERENCE CALL PARTICIPATION:	DATE:	December 9, 2021
	TIME:	2:00 pm to 4:00 pm
	CONFERENCE CALL NUMBER:	+1 248-509-0316 Conference ID: 124 648 455#

PARTICIPATION: The general public is invited to make oral comments and recommendations via the conference number above at the Information Hearing and Public Hearings regarding the Qualified Allocation Plan (QAP) and the proposed changes. Call 517-290-6732 or e-mail ThompsonC7@michigan.gov if you require assistance connecting to the meeting. Persons who are unable or do not attend the Information Hearing or Public Hearings may also submit written comments to the address mentioned below through 5:00 pm on May 6, 2021 or can e-mail those comments to ThompsonC7@michigan.gov. Additionally, persons who are unable to attend this Information Hearing may contact Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov no later than December 6, 2021 at 12:00pm if they would like to make comments via a different platform.

ADDITIONAL INFORMATION: The general public may obtain a copy of the proposed Amendment to the 2022-2023 Qualified Allocation Plan (QAP) on the MSHDA web site at www.michigan.gov/mshda by contacting Elizabeth Rademacher at 517-290-6732 or Carol Thompson at ThompsonC7@michigan.gov between 8:00 a.m. and 5:00 p.m. Monday through Friday, or by writing to:

Elizabeth Rademacher
Allocations Manager
Michigan State Housing Development Authority
P.O. Box 30044
Lansing, Michigan 48909

Persons with disabilities needing a reasonable accommodation to effectively participate in this Information Hearing should contact Kara Hart-Negrich, Office of Legal Affairs, MSHDA at (517) 335-2273 or (855) 646-7432 at least 7 days prior to the meeting date.

Gary Heide
Acting Executive Director

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MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION ADOPTING AMENDMENT TO THE 2022-2023 QUALIFIED ALLOCATION
PLAN FOR THE LOW-INCOME HOUSING TAX CREDIT PROGRAM**

December 16, 2021

WHEREAS, the Michigan State Housing Development Authority (the "Authority") is the designated housing tax credit agency for the State of Michigan and is responsible for allocation of the housing tax credit pursuant to Section 42 of the Internal Revenue Code of 1986, as amended, and Section 22b of Act No. 346 of the Public Acts of 1996 of the State of Michigan, as amended; and

WHEREAS, Section 42(m) of the Internal Revenue Code of 1986, as amended, provides that the housing tax credit must be allocated pursuant to a Qualified Allocation Plan prepared by the housing tax credit agency and approved by the Governor after a public hearing process; and

WHEREAS, the 2022-2023 Qualified Allocation Plan was approved by the Authority on June 17, 2021, and subsequently approved by the Governor; and

WHEREAS, Authority staff published a draft Amendment to the 2022-2023 Qualified Allocation Plan, disseminated it to members of the public and held public hearings with respect to the Amendment to the 2022-2023 Qualified Allocation Plan, which will be submitted to the Governor for her approval; and

WHEREAS, the Acting Executive Director has recommended to the Authority that it approve the Amendment to the 2022-2023 Qualified Allocation Plan that details the administration and allocation of the housing tax credit in the State of Michigan; and

WHEREAS, the Authority concurs in the recommendation of the Acting Executive Director.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority that the accompanying Amendment to the 2022-2023 Qualified Allocation Plan for the administration and allocation of the housing tax credit in the State of Michigan is hereby approved.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gary Heidel*

DATE: December 16, 2021

RE: Medical Center Village Senior, MSHDA No. 302-2

RECOMMENDATION:

I recommend the Michigan State Housing Development Authority (the "Authority") approve a waiver of the prepayment prohibition for the first mortgage on Medical Center Village Senior, MSHDA #302-2.

EXECUTIVE SUMMARY:

Medical Center Village Senior (the "Development") is a 190-unit senior development located in Detroit, Michigan. The Development consists of a ten-story high rise building with one-bedroom units. The Development was originally constructed in 1973 under the Authority's Section 236 Program. In 2009, the Development received a substantial rehabilitation with funds from the Authority's Decoupled Section 236 Interest Rate Reduction Program and Section 1602 Program. The Development also has HOME funding from the City of Detroit.

The owner is seeking permission from the Authority to prepay the first mortgage loan. Since the Development is ineligible for prepayment, the Authority will require the payment of lost interest spread to make this transaction revenue neutral. In addition, the Development will be required to keep all income and rent restrictions associated with the first mortgage in place until 50 years after the mortgage closing date, which is December 10, 2060. The Low-Income Housing Tax Credit ("LIHTC") regulatory agreement and the Section 1602 regulatory agreement will remain in effect and will not be altered by this transaction.

ADVANCING THE AUTHORITY'S MISSION:

The term of affordability will not be affected by this transaction, and the Development will remain affordable until December 10, 2060, through the Authority's direct lending regulatory agreement.

MUNICIPAL SUPPORT:

There has not been municipal support requested as part of the prepayment request.

COMMUNITY ENGAGEMENT/IMPACT:

There has not been community engagement as part of the prepayment request; however, the units will remain affordable through the stated period of affordability.

RESIDENT IMPACT:

No residents will be displaced due to the prepayment.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.



ACTION REPORT

DATE:	December 16, 2021
ASSET MANAGER:	Kathy Evans
MSHDA #:	302-2
DEVELOPMENT NAME:	Medical Center Village Senior
LOCATION:	4701 Chrysler Drive Detroit, MI 48201
CUT OFF DATE:	December 21, 2010
ASSIGNED ATTORNEY:	John Swift
MANAGEMENT AGENT:	Elite Property Management
MANAGING GENERAL	
PARTNER (S):	MCV Senior Investors, LLC
LIMITED PARTNER:	Laurence S. Tisdale and Robert S. Diedrich

RECOMMENDATION:

I recommend the Michigan State Housing Development Authority (the "Authority") approve a waiver of the prepayment prohibition for the first mortgage loan on Medical Center Village Senior, MSHDA #302-2.

I. BACKGROUND:

Medical Center Village Senior (the "Development") is a 190-unit elderly development located in Detroit. The development is comprised of one, ten-story high-rise building with one-bedroom units.

The Development was originally constructed in 1973 as a Section 236 with family townhomes and senior high-rise units. In 2004 the Authority approved a five-year principal payment deferral for the period January 1, 2004, to December 31, 2009. In 2009 the owner opted to decouple the Section 236 Interest Reduction Payment ("IRP") and split the project into two phases. At this time, the Development underwent a substantial rehab using a \$9,053,821 Section 1602 Mortgage Loan, as well as a City of Detroit HOME loan. The project also has 49 project-based voucher ("PBV") units through the Detroit Housing Commission.

In November 2021, the Authority received a request from the Owner asking to prepay the balance of the Development's first mortgage loan. The first mortgage loan is prohibited from prepayment until December 10, 2025, so Board approval is required for this request. To make this transaction revenue neutral to the Authority, the Owner has agreed to pay lost interest spread calculated through the mortgage maturity date and a 1% prepayment penalty.

Although the first mortgage loan will be paid in full, the project will remain affordable. Currently the Development is restricted by the Authority's direct lending regulatory agreement and the Section 1602 regulatory agreement. The Authority direct-lending regulatory agreement will remain in effect until 50 years after the mortgage closing date,

which is December 10, 2060; after that date, it will be discharged. No residents will be displaced due to the prepayment of the first mortgage loan. In addition, the 49 PBV units will be unaffected.

II. CURRENT FINANCIAL CONDITION:

- A. The Development currently has 25 vacant units (12.6%) with an economic vacancy of 14.60%.
- B. Liquidity has increased from \$199,307 in September 2020 to \$274,762 in September 2021.
- C. The Development currently has \$69,973 in resident receivables, of which \$23,011 (32.9%) are aged over 30 days.
- D. The Development currently has \$10,962 in payables, of which \$210 are over 60 days.

III. SUMMARY OF PROPOSAL:

- A. The Authority has received a request from the Owner to prepay the balance of the first mortgage loan for the Development.
- B. As a condition of the prepayment, the Owner has agreed to pay lost spread, which is expected to be approximately \$255,920, based on a projected payoff date March 31, 2022. Lost spread varies depending on financial market conditions; the exact amount will be determined on the day of the prepayment.
- C. There is a prepayment penalty associated with this mortgage note equal to the sum of 1% of the balance being prepaid. Ownership has agreed to pay this amount, which is expected to be approximately \$5,749.02, based upon a payoff date of March 31, 2022.
- D. After the first mortgage loan is paid in full, the Authority first mortgage will be discharged.
- E. The Authority regulatory agreement's income and rent restrictions will remain unaltered until the completion of the Section 1602 initial 15-year compliance period on December 31, 2026. After the completion of the Section 1602 initial 15-year compliance period, the Authority regulatory agreement will be amended to reduce the level of monitoring required by the Authority, as there is no longer a risk of financial loss. The Development will be monitored in the same manner as a LIHTC-only property from the end of the Section 1602 initial 15-year compliance period until 50 years after the mortgage closing date on December 10, 2060. After December 10, 2060, the Authority regulatory agreement will be discharged.
- F. The Section 1602 mortgage and Section 1602 regulatory agreement will remain in effect and will not be altered by this transaction.
- G. After the first mortgage has been paid in full the escrow reserves will be handled in accordance with the "Procedures on Section 1602 Loans, Regulatory Agreements, and Reserves After First Note/Mortgage Payoff" dated August 3, 2021.
- H. Authority staff have verified that no open conditions exist related to the Development for either owner or agent.

IV. CURRENT DEVELOPMENT STATUS:

Program Type: Decoupled 236 / 9% Tax Credit
Exchange / 1602
Original First/Part A Loan Amount: \$634,402
Current First/Part A Loan Amount: \$577,696
Current Interest Rate: 6.75%
Payment Status: Current
Mortgage Prepayment Eligibility Date: December 10, 2025
Original 1602 Loan Amount: \$9,053,821
Estimated Current 1602 Loan Balance: \$3,621,528
Initial Section 1602 Compliance End Date: December 31, 2026
Ext. Use Section 1602 End Date: December 31, 2056

Vacancy: 25 Units are Vacant or 12.6%
Economic Vacancy: 14.60%

Reserve and Escrow Balances as of November 16, 2021:

Replacement Reserve: \$ 642,486
Operating Assurance Reserve: \$ 713,974
Operating Deficit Reserve: \$ 399,784
ORC \$ 0

Financial Status:

One Month's Rent Potential: \$131,935
Liquidity: \$274,762
Replacement Reserve Needs: \$0

Prior Authority Action:

- May 26, 2004 – Resolution Authorizing Modification to Mortgage Loan
- October 28, 2009 – Resolution Authorizing Mortgage Loan

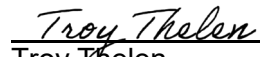
V. RENT SCHEDULE:

Bedroom	# Units	# Units Vacant	Contract Rents	Utility Allowance
1 Bd 45% & 45% H	59	6	\$640-\$645	\$0
1 Bd 50% & 50% H	69	5	\$710	0
1 Bd 60%	13	3	\$790	\$0
1 Bd PBV	49	11	\$716	\$0
TOTAL	190	25		

VI. SPECIAL CONDITIONS:

- A. The parties must provide assignments, partnership amendments, attorney opinions, and such other documents as are deemed necessary by the Director of Legal Affairs to effectuate the terms and conditions outlined in this report.
- B. Any penalties and/or fees will be paid prior to or upon payoff of the outstanding mortgage loan.

APPROVED:




Troy Thelen
Director of Asset Management

12/7/21
Date

Jeffrey J Sykes  Digitally signed by Jeffrey J Sykes
Date: 2021.12.08 13:04:53 -05'00'


Jeffrey J. Sykes
Chief Financial Officer

12-8-21
Date

Clarence L. Stone, Jr.  Digitally signed by Clarence L. Stone,
Jr. Date: 2021.12.08 13:22:38 -05'00'

Clarence L. Stone, Jr.
Director of Legal Affairs

12-8-21
Date



Gary Heidel
Acting Executive Director

12/8/2021
Date

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
RESOLUTION AUTHORIZING WAIVER OF MORTGAGE LOAN
PREPAYMENT PROHIBITION

MEDICAL CENTER VILLAGE SENIOR, MSHDA DEVELOPMENT NO. 302-2
CITY OF DETROIT, WAYNE COUNTY

December 16, 2021

WHEREAS, the Michigan State Housing Development Authority (the "Authority") made a mortgage loan (the "Mortgage Loan") to Medical Center Senior Limited Dividend Housing Association Limited Partnership (the "Mortgagor") for the acquisition and rehabilitation of Medical Center Village Senior, MSHDA Development No. 302-2 (the "Development"); and

WHEREAS, the Mortgage Loan documents for such Development currently prohibit prepayment of the Mortgage Loan; and

WHEREAS, the Mortgagor has requested that the Authority waive the prepayment prohibition and allow a payoff of the Mortgage Loan for the reasons set forth in the accompanying Action Report dated December 16, 2021 (the "Action Report"); and

WHEREAS, the Acting Executive Director recommends that the Authority waive the prepayment prohibition and allow the prepayment of the Mortgage Loan, subject to compliance with the terms and conditions set forth in the Action Report; and

WHEREAS, the Authority concurs in the recommendation of the Acting Executive Director.

NOW, THEREFORE, the Michigan State Housing Development Authority resolves as follows:

1. The Authority hereby approves the prepayment of the Mortgage Loan, subject to the terms and conditions described in the accompanying Action Report.
2. The Executive Director, Chief Housing Investment Officer, Chief Financial Officer, Director of Legal Affairs, Deputy Director of Legal Affairs or any person duly appointed to act in that capacity, each is hereby authorized to (a) consent to a modification of the terms and conditions set forth in the attached Action Report, as he or she shall deem advisable and appropriate, and (b) enter into such agreements as may be necessary or appropriate to effectuate the prepayment transaction, including without limitation discharges, releases, swap termination agreements and amended regulatory agreements.



MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director *Gy Heidel*

DATE: December 16, 2021

RE: Housing Development Fund Grant (HDF-410) to the Community Economic Development Association of Michigan

RECOMMENDATION:

I recommend the Michigan State Housing Development Authority (the "Authority") adopt a resolution authorizing the issuance of a Housing Development Fund grant (the "HDF Grant" or the "Grant") to the Community Economic Development Association of Michigan ("CEDAM") in the amount not to exceed \$340,000. If authorized, the HDF Grant will be effective January 1, 2022 and expire on September 30, 2022, unless extended by the Authority.

EXECUTIVE SUMMARY:

This Grant will fund data collection and analysis, capacity building, training and partner engagement services. These services focus on equipping non-profit and for-profit affordable housing and community development organizations with the skills and tools necessary to address one or more of the Authority's strategic focus areas. CEDAM will also identify and respond to the rapidly evolving capacity needs of nonprofit organizations in the context of COVID-19, the racial justice movement, and the economic landscape. CEDAM will assess the current equity gaps in the Community Economic Development ("CED") field, identify shared-success indicators to monitor the field, and create programming tools for their member organizations.

To date, CEDAM has advanced their mission through an array of training, technical assistance, and advocacy support for the CED field. Their Real Estate Development Boot Camp, Developing Vibrant Communities conference, virtual trainings, AmeriCorps programs and asset building programs connect with members in every county of Michigan. The Authority's investment in 2021 helped CEDAM gather a great deal of information about the needs of affordable housing developers and community-based non-profit organizations across the state. For 2022, CEDAM will assist the Authority in turning that information into action to shore up the capacity needs of organizations thereby furthering the Authority's mission, vision, and guiding principles.

CEDAM will identify, develop, and implement capacity building practices through the following:

- Gathering data to examine current data as well as capacity needs for the CED nonprofit field;
- Expanding their webinars, conferences, and training sessions to support equitable practices;
- Training emerging and future affordable housing and real estate development leaders with special emphasis on diversity, equity, and inclusion;
- Providing direct capacity to nonprofit organizations through AmeriCorps, VISTA, and the Community Development Fellowship program;
- Convening statewide coalitions to identify and promote best practices on affordable housing and community development;
- Informing the development and implementation of the Authority's strategic plan and statewide housing plan; and
- Assisting the Authority in responding to Executive Directive 2020-9, "Addressing Racism as a Public Health Crisis" through an affordable housing lens.

CEDAM has received Authority funds on an annual basis for over ten (10) years. Those funds have been used for community development capacity-building and training.

ADVANCING THE AUTHORITY'S MISSION:

This Grant supports the Authority's mission that emphasizes "diverse, thriving communities." CEDAM's mission statement also emphasizes diversity as a core value. CEDAM recently developed a diversity, equity, and inclusion action plan with the Nonprofit Network and has centered many of the outcomes and deliverables around the plan.

CEDAM also supports its members as they "create vibrant, sustainable and resilient communities." This Grant focuses on strengthening CED organizations and the communities they serve through training, capacity building and other forms of assistance.

COMMUNITY ENGAGEMENT/IMPACT:

The Grant will enable CEDAM to continue to be a conduit for the Authority to access feedback from local partner organizations. CEDAM will engage communities through their local partner organizations. CEDAM also helps the Authority build relationships with partner organizations by including Authority staff in training opportunities, featuring Authority programs in blog posts and social media, and promoting the Authority as a key partner at conferences. CEDAM member organizations view CEDAM as a link to communicate with Authority staff and have their voices heard on programming and policies. CEDAM will also provide opportunities for organizations to learn from those who are actively making a difference to right past wrongs and will provide tangible steps that organizations can implement to address racism in their communities.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.



HOUSING DEVELOPMENT FUND GRANT REPORT

December 16, 2021

RECOMMENDATION:

Pursuant to Administrative Rule 125.153, it is recommended that the Michigan State Housing Development Authority ("Authority") adopt a resolution authorizing a Housing Development Fund ("HDF") grant in an amount not to exceed Three Hundred Forty Thousand Dollars (\$340,000) to the Community Economic Development Association of Michigan for the purposes described in this report.

DEVELOPMENT INFORMATION:

MSHDA No:	HDF-410
Grantee:	Community Economic Development Association of Michigan ("CEDAM"), a domestic nonprofit corporation
Location of Project:	Statewide
Use of Funds:	Capacity building, training, financial empowerment, data collection/analysis, and partner engagement services
Number of Units:	N/A
Maximum Grant:	\$340,000
Contact Persons:	Odessa Carson Tiffany King

SUMMARY OF PROPOSAL:

CEDAM proposes to use the HDF grant for data collection and analysis, capacity building, training, and partner engagement services. These services focus on equipping non-profit and for-profit affordable housing and community development organizations with the skills and tools necessary to address one or more of the Authority's strategic focus areas. CEDAM will identify and respond to the rapidly evolving capacity needs of nonprofit organizations in the context of COVID-19, the racial justice movement and the economic landscape. CEDAM will assess the current equity gaps in the community economic development (CED) field, identify shared-success indicators to monitor the field and create programming tools for their member organizations.

CEDAM works closely with several core partner organizations, including the Community Development Advocates of Detroit (CDAD). CDAD and CEDAM were founded at the same time as sister organizations with shared members. CDAD members always occupy at least two seats on CEDAM's Board of Directors. They will continue to collaborate annually on

member surveys, policy advocacy initiatives, membership drive, and as co-hosts of the Developing Vibrant Communities Conference.

OUTCOMES AND DELIVERABLES:

Data Collection

- Outcome 1: CEDAM and the Authority will maintain a list of the latest trends and capacity needs of organizations in the CED and affordable housing fields. The professional services budget of \$100,000 includes a data collection platform (Qualtrix or similar), staff time and a subcontractor. Deliverables are as follows:
 - In coordination with Public Policy Associates (PPA) and the statewide housing plan process, CEDAM will collect, analyze, and share information with an emphasis on:
 - ♦ Capacity needs of non-profit organizations
 - ♦ Trends in funding and service models
 - ♦ Common data sources and metrics organizations use to measure success
 - ♦ Diversity of organizational leadership
 - ♦ Addressing racism as a public health crisis
 - ♦ Other issues determined relevant to Executive Directive 2020-9 or other priorities jointly identified by CEDAM and the Authority staff.

The target audience is the leadership and staff of non-profit and for-profit affordable housing and community development organizations working in Michigan.

- CEDAM will produce at least one report on the industry survey with support from JFM Consulting Group, outlining actionable recommendations for CEDAM, the Authority, and other identified organizations on areas such as development gaps, training, and production issues. This report will incorporate information from the Statewide Housing Plan when applicable.
- CEDAM will use data to guide internal goals, programming, and activities that address racism as a public health crisis.

Capacity Gap

- Outcome 2: All affordable housing and community economic development organizations will have access to the training and technical assistance support they need to expand internal capacity in order to serve their respective communities. The professional services budget of \$75,000, includes staff time, a subcontractor and professional trainers. Deliverables are as follows:
 - Authority funds invested in CEDAM-led training programs will be supplemented by support from other sponsors.
 - CEDAM will implement the redesigned Real Estate Development Boot Camp training curriculum.

- CEDAM's AmeriCorps State program will add capacity to small non-profit organizations, thanks to a revised fee and training program structure. AmeriCorps members will function as embedded staff to these small non-profit organizations to assist them in serving the community.
- AmeriCorps State members will connect low and moderate income residents to financial stability resources, including financial literacy workshops, free tax assistance services, foreclosure prevention, and community resource fairs.

Addressing Systemic Racism

- Outcome 3: The affordable housing and community economic development fields will recognize, understand, and work to lessen the impact of institutional and individual racism in the field, and particularly racism as a public health crisis, as articulated in Executive Directive 2020-9. The professional services budget of \$35,000 will support CEDAM staff. Deliverables are as follows:
 - CEDAM will coordinate with experts to develop a training curriculum that highlights the history of racism in the CED field, and racism as a public health crisis, as articulated in Executive Directive 2020-9, and uplifts innovative ways other organizations are addressing this challenge.

Knowledge in the Field

- Outcome 4: Affordable housing and community economic development organizations across Michigan will have access to high-quality, comprehensive training opportunities. The professional services budget of \$35,000 will support CEDAM staff. Deliverables are as follows:
 - CEDAM will utilize data gathered in Outcome 1 to direct the training schedule.
 - CEDAM will provide training scholarships to nonprofit organizations with low financial capacity.

Best Practice Sharing

- Outcome 5: Affordable housing organizations across the state will identify and share best practices and innovative solutions. A professional services budget of \$25,000 will support CEDAM staff. Deliverables are as follows:
 - CEDAM will convene statewide coalitions, such as the Community Development Advisory Group.
 - CEDAM will share relevant policy updates, and provide connection, assistance, and guidance regarding members' affordable housing initiatives.
 - CEDAM will capture tools used and highlight best practices among affordable housing organizations across the state.

Promoting a Diverse Field

- Outcome 6: The pipeline of emerging leaders in CED and affordable housing is diverse across geographic region, race, and organization size. A professional services budget of \$35,000 will support CEDAM staff. Deliverables are as follows:
 - CEDAM will train both established and future leaders in the CED and affordable housing fields on the latest trends, funding opportunities and best practices.
 - CEDAM will deliver an expanded CED 101 webinar series, including a focus on systemic racism and its impacts in housing, to provide a holistic view of the field.
 - CEDAM will host the Small Town and Rural Development Conference, targeted at CED practitioners in the rest of the state, under the auspices of Rural Partners of Michigan.

ORGANIZATIONAL HISTORY:

CEDAM has a proven track record of working on similar projects since its inception in 1998. CEDAM heads up a number of task forces and coalitions, including the Michigan Rural Council, the Michigan Economic Impact Coalition and Michigan Communities for Financial Empowerment Network, all of which have multiple stakeholders working together to address a specific issue or target audience. CEDAM fundraises for staffs and manages all of the aforementioned coalitions and has done so with great success. CEDAM also keeps its members up-to-date on issues and advocates for good public policies to support safe and affordable housing in Michigan.

CEDAM has received Authority funds on an annual basis for over ten years. Those funds have been used for community development capacity-building and training, which included the following:

- CEDAM's Comprehensive Community Development Institute (CCDI) training for Community Housing Development Organizations (CHDOs), Community Development Corporations (CDCs) and other non-profits, as well as general networking, communications and technical assistance for the community economic development field;
- Foreclosure prevention and intervention, which included staffing the Michigan Foreclosure Task Force, keeping Michigan's counselors up-to-date with the latest industry-specific news and advocating on behalf of good policy;
- Educational efforts, which included co-chairing the Living in Michigan Coalition, taking the lead on the Legislators Building Communities (LBC) initiative (formerly known as the Legislative Build), regularly meeting with legislators to keep them educated and up to date on what CDCs are doing in Michigan, as well as the latest information on the community economic development field, in addition to providing this information to the industry and general public via multiple websites, newsletters, social media, videos and more.

ELIGIBILITY UNDER THE ACT AND RULES:

Section 24(3) of P.A. 346 of 1966, as amended, provides that the Authority may use monies from the HDF to make grants to local communities (as defined by the Authority's General Rules), or to private nonprofit organizations formed to provide assistance to persons and families of low and moderate income. The Rules further require that prior to the authorization of any Housing Development Fund grant, each proposal be reviewed and analyzed to determine that the application meets the requirements of the Act and Rules and is consistent with the Authority's evaluation factors. Authority staff has reviewed the application and have determined that it complies with the Act, Authority Rules and HDF Evaluation Factors as discussed below.

This proposal has been reviewed and determined to have satisfied the Authority's "Revised Priorities, Evaluation Factors, and Criteria for Allocation of Development Fund Grants" ("HDF Evaluation Factors") adopted by the Authority on January 25, 2012; the HDF Evaluations Factors include, but are not limited to, the following:

1. "Summary of Program Purpose" Section I(A)(5) – The Community Economic Development Association of Michigan will carry out a program to promote community development designed to improve the quality of life of the residents of low or moderate income housing or of areas undergoing neighborhood conservation and renewal.
2. "Eligible Applicants" Section I(B) – The Community Economic Development Association of Michigan is a nonprofit corporation eligible under the act to receive grant assistance under this program.
3. "Eligible Activities" Section I(C)(5)(b)(d)(h) – Activities under this grant will enhance opportunities for economic development and provide educational services to promote community development that will improve the quality of life of residents of low or moderate income housing or of areas undergoing neighborhood conservation and renewal.
4. "Eligible Costs" Section I(D)(3)(7) – Costs associated with this grant will be for professional services and administration.

SPECIAL CONDITIONS:

Prior to the disbursement of any funds authorized pursuant to this grant, the applicant must:

1. Submit Articles of Incorporation, By-laws, a Certificate of Good Standing, and an Incumbency Certificate verifying eligibility to receive a Housing Development Fund grant, all in form and substance acceptable to the Director of Legal Affairs.
2. Submit written documentation that the Executive Director of the Community Economic Development Association has the authority to execute the Housing Development Fund grant agreement on behalf of the applicant.

Housing Development Fund Grant Report
Community Economic Development Association of Michigan
MSHDA No. HDF-410
December 16, 2021

3. Execute an agreement that includes: the projected budget; program statement; project work detail; an anti-discrimination provision effectuating Section 46 of the Act; and a provision that the funds may be recaptured in the event that they are not used for the intended purposes. The Housing Development Fund grant agreement shall be acceptable in form and substance to the Director of Legal Affairs.

DISCLOSURE

No Disclosures.

APPROVALS:

An application for a Housing Development Fund grant was submitted that included information and, where required by the Authority staff, supporting materials, and evidence with respect to all the following:

1. That the applicant is an applicant authorized by the Act to receive a Housing Development Fund grant;
2. The proposed housing or community development activities for which assistance in planning or implementation is being requested;
3. The total cost of the planned activities, the net costs to the applicant, and a schedule of the proposed uses of the requested Housing Development Fund grant and the amounts proposed to be allocated to each use; and
4. Other matters with respect to the proposal, the applicant, and other parties involved as Authority staff and the Executive Director require.


Tiffany King
Manager, Office of Equity & Engagement

12/8/21

Date

Clarence L. Stone, Jr. Digitally signed by Clarence L. Stone, Jr.
Date: 2021.12.08 13:23:35 -05'00'

12-8-2021

Clarence Stone
Director of Legal Affairs

Date

Gary Heidel Digitally signed by Gary Heidel
Date: 2021.12.08 13:38:44 -05'00'

12/8/2021

Gary Heidel
Acting Executive Director

Date

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

**RESOLUTION AUTHORIZING HOUSING DEVELOPMENT FUND GRANT TO THE
COMMUNITY ECONOMIC DEVELOPMENT ASSOCIATION OF MICHIGAN**

MSHDA HDF-410

December 16, 2021

WHEREAS, Section 23 of Public Act 346 of 1966, as amended (the "Act") creates and establishes a housing development fund (the "Housing Development Fund") under the jurisdiction and control of the Michigan State Housing Development Authority (the "Authority"); and

WHEREAS, Section 24(3) of the Act provides that the Authority may use the monies held in the Housing Development Fund to make grants to local communities, as defined by the Authority in rules promulgated under the Act, or to public or private nonprofit organizations or local governmental agencies organized to provide assistance to persons and families of low or moderate income, in any amounts as the Authority determines, not to exceed the net costs, exclusive of any federal aid or assistance, incurred by the recipient in planning for or implementing housing assistance or community or housing development; and

WHEREAS, The Community Economic Development Association of Michigan ("CEDAM" or "Grantee") is requesting from the Authority an amount not to exceed Three Hundred Forty Thousand Dollars (\$340,000) in Housing Development Grant funds to be used to provide affordable housing and community development organizations with capacity building, training, financial empowerment, data collection/analysis, and partner engagement services (the "Grant"); and

WHEREAS, the Acting Executive Director has reviewed the application and recommends that the Authority adopt a resolution approving the funds in accordance with the accompanying Memorandum and Housing Development Grant Report; and

WHEREAS, the Authority concurs in the recommendation.

NOW, THEREFORE, Be It Resolved by the Michigan State Housing Development Authority as follows:

1. That the Authority hereby determines pursuant to Rule 125.153 of the Authority's General Rules that:
 - a. the Grantee is a nonprofit as defined in Rule 125.103(c);
 - b. the Grant shall be used in planning for or implementing activities permitted in the Authority's Act;
 - c. the Grantee is reasonably expected to be able to implement the plan outlined in its application successfully; and
 - d. the proposed activities satisfy the Authority's "Revised Priorities, Evaluation

Factors and Criteria for Allocation of Housing Development Fund Grants".

2. That the term of the Grant be and is hereby authorized to be used for the purposes set forth in the Housing Development Fund Grant Report, subject to the special conditions contained therein and the following provisions:
 - a. an anti-discrimination provision effectuating Section 46 of the Act;
 - b. a provision that all actions and requirements are subject to the Act and the General Rules of the Authority;
 - c. a provision that all facilities acquired with the proceeds of the Grant shall be made subject to any liens, security interests or other security agreements and any terms, covenants and conditions regarding the use or resale of such facilities as shall be determined by the Executive Director;
 - d. a provision whereby the Authority reserves the right to pursue remedies prescribed by the Act for violations of the Grant Regulatory Agreement; and
 - e. a provision that all aspects of the Grantee's plan for the use of the Grant shall be subject to review and approval by the requisite Authority staff for the purpose of assuring conformity with Authority standards and criteria.
3. That, if an advance or a portion of the Grant for a specific purpose is not used for that purpose due to conditions that make it impossible to use as stated herein, or if the Grantee fails to use all or any portion of the Grant, any unused Grant proceeds that have been disbursed will be returned to the Authority immediately. All Grant proceeds that have not been used for approved Grant purposes on or before September 30, 2022 will be returned to the Authority's Housing Development Fund.
4. That the Executive Director may terminate or reduce the Grant at any time if (a) the Executive Director provides written notice to Authority members of the termination or reduction of the Grant and the reasons therefor and (b) on or before the 30th day after the mailing or electronic delivery of the written notice, no Authority member objects in writing to the termination or reduction of the Grant.
5. That the Executive Director, the Chief of Staff, the Director of Legal Affairs, the Deputy Director of Legal Affairs, or the Chief Financial Officer or any person duly appointed and acting in that capacity (each an Authorized Officer) is authorized to make such changes as he deems necessary in the provision and special conditions contained in the accompanying Housing Development Fund Grant Report to assure the administration of the Grant is in compliance with the Act and the General Rules of the Authority.




MSHDA

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

M E M O R A N D U M

TO: Authority Members

FROM: Gary Heidel, Acting Executive Director 

DATE: December 16, 2021

RE: Landlord Damage Claims Payments for the Housing Choice Voucher (HCV) Program

REPORT:

The Rental Assistance and Homeless Solutions unit of Michigan State Housing Development Authority (the "Authority") will make use of Authority Housing Choice Voucher ("HCV") program administrative fees for the purpose of providing payments for damage claims to owners of HCV program units as an incentive to landlord recruitment and retention in year 2022.

EXECUTIVE SUMMARY:

In calendar year 2020, the U.S. Department of Housing and Urban Development ("HUD") announced appropriations for the HCV program under the CARES Act. The additional funding provided to Public Housing Agencies ("PHAs") was to be used for the purpose of preventing, preparing for, and responding to coronavirus, including maintaining normal operations, and taking other necessary actions during the period the program is impacted by coronavirus.

In response to the additional administrative fee funding from HUD, on October 22, 2020, the Authority adopted a resolution authorizing the use of up to \$2,000,000 in administrative fees from November 1, 2020, to December 31, 2021, for the purpose of making damage claim payments to landlords when there are COVID-19 response damages to an assisted unit, beyond normal wear and tear, when an HCV participant vacates the assisted unit. To date, twenty-five (25) CARES Act damage claim submission requests have been approved for payment by Authority staff, for a total expenditure of approximately \$55,000. The CARES Act funding has since been utilized in full, and no additional CARES Act funds are available to be expended for this purpose.

Based upon the response to that CARES Act program, however, Authority staff believes that continuing a similar program for extraordinary-damages claims will address an impediment to landlord entry into and retention within the HCV program. To accomplish this, Authority staff plan to set aside \$500,000 in Authority HCV program administrative fees for eligible damage claims not limited to those related to COVID-19 response. A landlord would be eligible for a maximum

payment of \$3,000 per approved damage claim request. Damages need not be directly related to COVID-19 response, but must be sufficiently documented, validated, and in excess of applied security deposit funds.

ADVANCING THE AUTHORITY'S MISSION:

To retain and increase landlord participation in the HCV program, the Authority will use the Damage Claims Payments incentive program through December 31, 2022. This program will allow Authority staff the ability to expand owner outreach and recruitment and to educate owners on the claim submission process, which in turn will increase the utilization of these funds to support costs incurred by owners.

Further, Authority staff have determined that establishing the damage claim program to include extraordinary tenant damages not specifically tied to COVID-19 response will significantly contribute to HCV landlord retention and recruitment. Voluntary participation by private landlords is a cornerstone of the HCV program, and this measure will add to the landlord incentives the Authority is exploring.

The Authority reserves the right to end the availability of the payments if the amount of funds allocated for this purpose are exhausted prior to the specified end date, regardless of the pending status of additional claims. There will be no administrative appeal available regarding these claims to the Authority.

COMMUNITY ENGAGEMENT/IMPACT:

The Authority uses its HCV program to help meet the housing needs of those experiencing homelessness and other extremely low-income households. This is accomplished, in part, through established partnerships with owners of rental properties, and outreach efforts to encourage new owners of rental properties to participate in the HCV program. Partnering with owners allows the Authority to provide housing resources more efficiently and effectively to a broad spectrum of low-income Michiganders.

The use of the administrative fees in the manner described above furthers the Authority's mission and impacts the community as it will provide for additional resources to (a) encourage new landlords to make their rental units available to vouchers holders and (b) retain and incentivize current landlords to continue to participate in the program.

ISSUES, POLICY CONSIDERATIONS, AND RELATED ACTIONS:

None.

Michigan Homeowner Assistance Fund (MIHAF) Term Sheet

Program: Michigan Homeowner Assistance Fund (MIHAF)

Date: November 5, 2021

Program Overview	This MIHAF program was established under section 3206 of the American Rescue Plan Act of 2021 (the ARP) to mitigate financial hardships associated with the coronavirus pandemic by providing funds to eligible entities for the purpose of preventing homeowner mortgage delinquencies, defaults, foreclosures, loss of utilities or home energy services, and displacements of homeowners experiencing financial hardship on or after January 21, 2020, through qualified expenses related to mortgages and housing.
HAF Program Goal	To provide financial assistance to Michigan Eligible Homeowners to eliminate or reduce past due payments associated with homeownership, including payments under a forbearance plan, deferred payments, full or partial reinstatements, corporate advances on a Reverse mortgage, and past due payment on loans secured by manufactured home or contracts of deeds. To provide financial assistance to Michigan Eligible Homeowners to eliminate or reduce past due property tax, condominium association dues, and/or housing utility payments.
Size of MIHAF Program	Michigan State Housing Development Authority (the Authority) will utilize up to \$206,086,279 (total award \$242,812,277 less 15% administrative costs) of its total HAF allocation for this program.
Targeted Population of Homeowners and Financial Challenges Program Seeks to Address	Not less than 60% of amounts made available for MIHAF program expenses will be used for qualified expenses to assist homeowners having incomes equal to or less than 100% of the area median income household limit in accordance with HUD'S FY 2021 HAF Income Limits. Any amount not made available to homeowners that meet this income-targeting will be used for qualified expenses to assist homeowners having incomes equal to or less than 150% area median income and will be prioritized for assistance to socially disadvantaged individuals as outlined in U.S. Department of the Treasury Guidance dated August 2, 2021. Program funds will be made available to assist all eligible homeowners on a first come, first serve basis.
Eligible Homeowners	<p>"Eligible Homeowners" for Michigan's MIHAF program must meet the following criteria:</p> <ul style="list-style-type: none"> Homeowner must have experienced and attest to a Qualified Financial Hardship on or after January 21, 2020 or had a Qualified Financial Hardship that began before January 21, 2020 but continued after that date. The attestation must describe the nature of the financial hardship.

	<ul style="list-style-type: none"> • Homeowner must currently own and occupy the property as their primary residence. • Homeowner must meet the Homeowner Income Eligibility Requirements.
Eligible Legal Ownership Structures	<p>“Eligible Legal Ownership Structures” include only the following:</p> <ul style="list-style-type: none"> • Those where the home is owned by a “natural person” (i.e., LLP, LP, S-Corp, or LLC <u>do not</u> qualify). Where the estate of a deceased natural person is the ownership entity, the owner may be eligible, subject to review by the Authority. • Those where the homeowner has transferred their ownership right into non- incorporated, Living Trusts, provided the homeowner occupies the home as the primary/principal residence. • Those where the home is under a Purchaser’s Interest in a Land Contract valid under Michigan law. • Those where the home is owned by a certificate of title.
Qualified Financial Hardship	<p>A “Qualified Financial Hardship” is a material reduction in income or material increase in living expenses associated with the coronavirus pandemic that has created or increased a risk of mortgage delinquency, mortgage default, foreclosure, loss of utilities or home energy services, or displacement for a homeowner.</p> <ul style="list-style-type: none"> • Reduction of Income – Temporary or permanent loss of earned income on or after January 21, 2020 or that began before January 21, 2020 but continued after that date. • Increase in living expenses – Increase in out-of-pocket household expenses such as, medical expenses, inadequate medical insurance, increase in household size, or costs to reconnect utility services directly related to coronavirus pandemic on or after January 21, 2020 or that began before January 21, 2020 but continued after that date.
Homeowner Income Eligibility Requirements	<p>To be eligible for assistance under the Michigan’s MIHAF Program, homeowners must have incomes equal to or less than 150% of the area median income household limit in accordance with HUD’S FY 2021 HAF Income Limits. (“Homeowner Income Eligibility Requirements”).</p>
Homeowner Prioritization	<ul style="list-style-type: none"> • The Authority will prioritize funding to the following populations: • Not less than 60% will be used for qualified expenses that assist homeowners having incomes equal to or less than 100% of the area median income. • Amounts not made available to homeowners that meet the above income-targeting requirement will be used to assist homeowners having household incomes equal to or less than 150% of area

	<p>median income and prioritized for assistance to socially disadvantaged individuals as defined by the Department of U.S. Treasury's guidance dated August 2, 2021.</p> <p>"Socially Disadvantaged Individuals" are those whose ability to purchase or own a home has been impaired due to diminished access to credit on reasonable terms as compared to others in comparable economic circumstances, based on disparities in homeownership rates in Michigan as documented by the U.S. Census. "Socially Disadvantaged Individuals" are those who have been subjected to racial or ethnic prejudice or cultural bias within American society because of their identities as members of groups and without regard to their individual qualities. Social disadvantage must stem from circumstances beyond their control.</p> <p>Indicators of socially disadvantage impairment may include being a 1) member of a group that has been subjected to racial or ethnic prejudice or cultural bias with American society; 2) resident of a majority-minority Census tract; 3) individual with limited English proficiency; 4) individual who lives in a persistent-poverty county that has had 20% or more of its population living in poverty over the last 30 years; 5) single-member households, Female heads of households with related children and Shelter overburden households as supported in Michigan's data analysis, and 6) an individual who identifies and self-attests to being socially disadvantaged within the application process.</p>
Eligible Properties	<p><u>"Eligible Properties"</u> are those that are:</p> <ul style="list-style-type: none"> • Single-family (attached or detached) properties • Condominium units. • 1 to 4-unit properties where the homeowner is living in one of the units as their primary residence. • Manufactured homes permanently affixed to real property and taxed as real estate. • Mobile homes not permanently affixed to real property. <p><u>Ineligible properties:</u></p> <ul style="list-style-type: none"> • Vacant, lacking a dwelling, or abandoned. • 2nd homes. • Investment property. • 1 to 4-unit properties where the homeowner/landlord has received Emergency Rental Assistance Funds.
Eligible Qualified Expenses MIHAF Program Proceeds	<p>Housing obligations as listed below and incurred by a Homeowner's Qualified Financial Hardship on or after January 21, 2020 or had a Qualified Financial Hardship before January 21, 2020, but continued after that date are eligible "Qualified Expenses" of MIHAF Program Proceeds:</p> <ul style="list-style-type: none"> • Existing delinquent first mortgage lien payments (principal, interest, taxes, insurances (PITI)), escrow shortages, corporate advances. • Existing first mortgage lien partial or full forbearance reinstatement and/or delinquent monthly forbearance payments. • Existing delinquent subordinate mortgage lien payment (P&I)

	<p>and/or principal reduction or payoff of a non-profit/government bond second lien.</p> <ul style="list-style-type: none"> • Land Contract delinquent monthly payment (P&I). • Manufactured/mobile home delinquent loan monthly payment (P&I) and delinquent lot rent, if applicable. • Utilities, including electric, gas, home energy and water delinquent balances and costs to restore services, if arrearages not otherwise covered from another source of funds. • Internet service, including broadband internet access, delinquent balances, and costs to restore services, if arrearages not otherwise covered from another federal assistance source of funds. • Homeowner's association fees, condominium association fees or common charges, delinquent balances including costs for lien extinguishment. • Homeowner's hazard, flood and/or mortgage insurance delinquent balances, including force place coverage, and costs to reinstate coverage. • Delinquent property taxes, including assessed interest and penalties. • Homeowner counseling/non-profit legal entity application assistance costs • De minimis lender-assessed fees. <p>Arrearages of qualified expenses are eligible for purposes of HAF regardless of the date they were incurred, including if arose before January 21, 2020 per U.S. Treasury guidance dated August 2, 2021.</p> <p>Exhibit A to this Program Design contains the other Treasury-required requirements, such as the maximum dollar amount that this program will provide to each homeowner for each type of qualified expense ("Per Item Maximum Amount".)</p>
Maximum Per Household MIHAF Assistance	<p>The Authority will not exceed its "Maximum Per Household MIHAF Assistance" amount of \$25,000 per household, combined across all Eligible Uses, in the MIHAF Program.</p> <p>Additionally, the Authority will not exceed its Per Item Maximum Amounts listed in Exhibit A.</p> <p>Additionally, assistance is limited to one-time, per household.</p>
Assistance Type	<p>Assistance will be structured as a non-recourse grant.</p>

Payout of MIHAF Assistance	<p>The Authority will disburse MIHAF assistance directly to mortgage lender/servicer, land contract holder, manufactured/mobile home lender/park (lot fees), county treasurer, condominium/homeowners' association, utility provider, local municipality, internet and/or broadband service providers.</p> <p>The Authority will make no more than one disbursement to each payee.</p> <p>The Authority will disburse the amount quoted by the lender/servicer; any discrepancies to be resolved by the homeowner and lender/servicer.</p> <p>If Homeowner's past due amount exceeds the amount that the Authority can provide, Homeowner may pay the difference, and the Authority will pay the maximum of their limit.</p>
Structure of Assistance and Payment Process Description of Qualified Expenses	<p>MIHAF assistance will be prioritized to Eligible "Qualified Expenses" of MIHAF Program Proceeds as follows:</p> <ol style="list-style-type: none"> 1) Mortgage/housing loan reinstatement (including escrows), 2) Land Contracts and Reverse Mortgages, 3) Property taxes, 4) Condominium/homeowners' association fees, 5) Mobile home and/or lot payment assistance, 6) Homeowner's insurances, 7) Utilities, 8) Internet services.
Program Launch	<p>The Authority is planning to launch the program to the public statewide in the fourth quarter of 2021 subject to the timing of Michigan's legislative appropriation of program funds to the Authority, MSHDA Board approval, and the Department of U.S. Treasury's approval of Michigan's MIHAF Plan. The terms hereof are subject to change based on the foregoing.</p>
Program Duration	<p>The period of performance for the MIHAF award begins on the date hereof and ends on September 30, 2026. HAF recipient shall not incur any obligations to be paid with the funding from this award after such period of performance ends.</p> <p>The Authority plans to disburse all funds prior to the end of program date, September 30, 2026.</p>
Program Leverage with Other Financial Resources	<p>The Authority will undertake best effort approach to leverage the assistance that might be available for homeowners through other federal programs that have been created expressly for that purpose before using MIHAF funds for utility assistance, for example.</p>
Program Exclusions	<p>Home repair/property improvement assistance.</p>

Exhibit A

Eligible Uses of MIHAF Program Proceeds	Per Item Maximum Amount Per Homeowner	Description of Intended Impact on Eligible Homeowners
Housing Payment Assistance (Mortgage, Land Contract, Mobile Home)	\$25,000	Reinstate, avoid foreclosure, retain homeownership
Property Tax Assistance	\$25,000	Reinstate, avoid foreclosure, retain homeownership
Condominium Association Assistance	\$10,000 in Maximum per Homeowner Amount	Reinstate, avoid foreclosure, retain homeownership
Homeowner's Insurances (Hazard, Flood or Mortgage)	\$25,000	Reinstate and restore coverage
Utility Assistance	\$500 in Maximum per Homeowner Amount	Reinstate and restore services

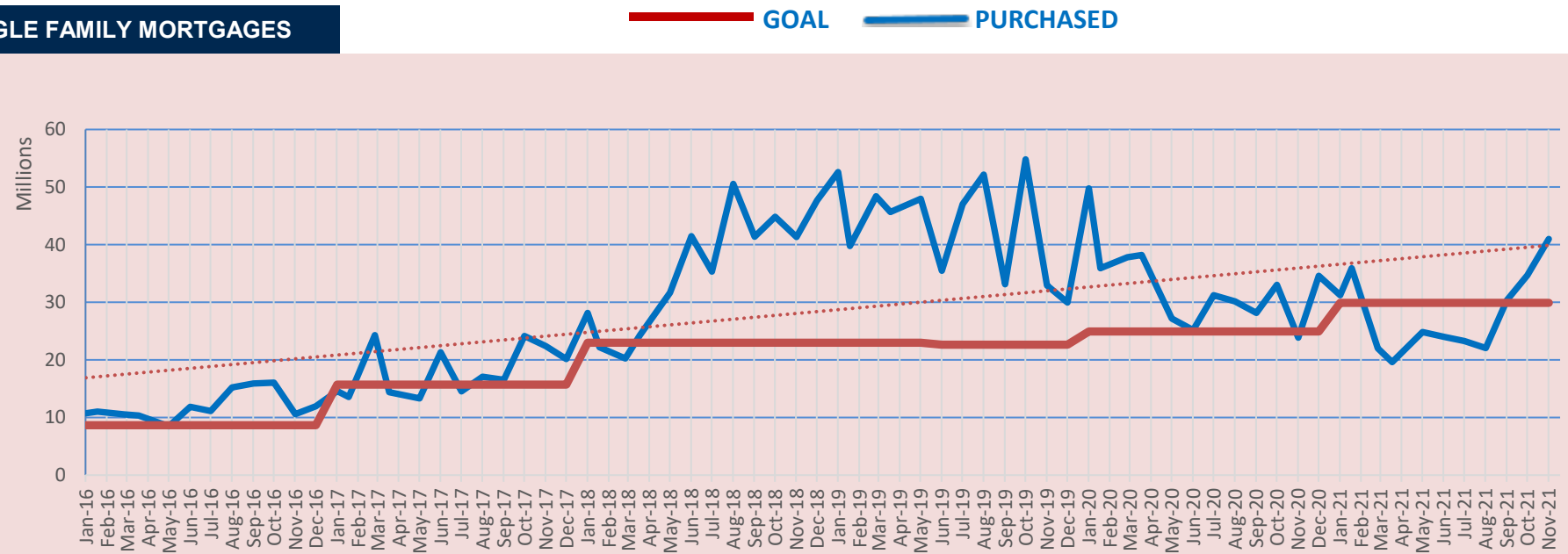
CURRENT AND HISTORICAL HOMEOWNERSHIP DATA

NOVEMBER 2021



MSHDA's Homeownership Division delivers responsive homeownership products, education and technical assistance that empower our customers and strengthen and sustain Michigan communities. We work with our partners to provide creative solutions that maximize existing resources and preserve homeownership opportunities for future generations.

SINGLE FAMILY MORTGAGES



Monthly Homeownership Production Report: NOVEMBER 2021

Print on Legal-Size paper

MI HOME Loan Programs

Series /Date	Month	RESERVATIONS		APPLICATIONS RECEIVED		COMMITMENTS BEGINNING		COMMITMENTS ISSUED		Cancellations Reinstatements Net		Transfers IN or Adjustment		Transfers OUT or Adjustment		COMMITMENTS ENDING		PURCHASED #1		PURCHASED-DPA		#	PURCHASED Prior Total	PURCHASED NEW Total	1st + DPA TO DATE	NEWEST ALLOCATED
031	Nov-21	0	\$ -	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	031	\$ 24,442,026.00	\$ 24,442,026.00	\$ 25,759,104.00	\$ 10,000,000.00
	Oct-21	0	\$ -	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	101	\$ 1,317,078.00	\$ 1,317,078.00	remaining:	\$ (15,759,104.00)
059	Nov-21	0	\$ -	0	\$0.00	2	\$258,236.00	0	\$0.00	-1	-\$130,591.00	0	\$0.00	-1	-\$127,645.00	0	\$0.00	0	\$0.00	0	\$0.00	059	\$ 230,478,153.00	\$ 230,478,153.00	\$ 242,743,888.00	\$ 239,657,820.00
5/1/2020	Oct-21	0	-	0	\$0.00	3	\$361,334.00	0	\$0.00	0	\$0.00	0	\$0.00	-1	-\$103,098.00	2	\$258,236.00	0	\$0.00	0	\$0.00	159	\$ 12,265,735.00	\$ 12,265,735.00	remaining:	\$ (3,086,068.00)
060	Nov-21	0	\$ -	27	\$3,565,803.00	642	\$82,356,627.00	17	\$2,209,654.00	-5	-\$595,024.00	19	\$2,456,465.00	0	\$0.00	352	\$45,424,453.00	321	\$41,003,269.00	321	\$2,813,320.00	060	\$ 132,302,719.00	\$ 173,305,988.00	\$ 185,072,486.00	\$ 300,000,000.00
2/1/2021	Oct-21	0	-	168	\$21,648,889.00	760	\$98,859,343.00	144	\$18,632,011.00	-4	-\$439,776.00	0	\$0.00	0	\$3,915.00	642	\$82,356,627.00	258	\$34,698,866.00	258	\$2,273,529.00	160	\$ 8,953,178.00	\$ 11,766,498.00	remaining:	\$ 114,927,514.00
061	Nov-21	367	\$ 48,534,330.00	340	\$44,542,872.00	225	\$29,769,440.00	232	\$30,711,406.00	1	\$71,136.00	0	\$0.00	-18	-\$2,328,820.00	440	\$58,223,162.00	0	\$0.00	0	\$0.00	061	\$ -	\$ -	\$ -	\$ 300,000,000.00
9/8/2021	Oct-21	372	49,648,762.00	265	\$34,842,078.00	12	\$1,480,986.00	213	\$28,288,454.00	0	\$0.00	0	\$0.00	0	\$0.00	225	\$29,769,440.00	0	\$0.00	0	\$0.00	161	\$ -	\$ -	remaining:	\$ 300,000,000.00
TOTAL	Nov-21	367	\$48,534,330.00	367	\$48,108,675.00	869	\$112,384,303.00	249	\$32,921,060.00	-5	-\$654,479.00	19	\$2,456,465.00	-19	-\$2,456,465.00	792	\$103,647,615.00	321	\$41,003,269.00	321	\$2,813,320.00					

MI HOME FLEX Loan Program (MBS)

Series /Date	Month	RESERVATIONS		APPLICATIONS RECEIVED		COMMITMENTS BEGINNING		COMMITMENTS ISSUED		COMMITMENT Cancellations Reinstatements Net		COMMITMENT & PURCHASE IN/DEcrease Net		COMMITMENTS ENDING		PURCHASED #1		PURCHASED-DPA	
900	Nov-21	22	\$ 2,648,526.00	16	\$1,793,462.00	31	\$2,687,086.00	12	\$1,375,714.00	0	\$0.00	0	\$0.00	32	\$2,522,684.00	11	\$1,540,116.00	11	\$80,000.00
11/14/2013	Oct-21	21	\$ 2,643,445.00	15	\$1,808,931.00	35	\$4,601,725.00	10	\$1,180,693.00	-1	-\$191,468.00	0	\$0.00	31	\$2,687,086.00	13	\$1,841,864.00	13	\$90,032.00

MCC		RESERVATIONS		APPS RECEIVED		COMMITMENTS		CERTIFICATES	
212 MCC	Nov-21	10	\$ 1,593,690.00	6	\$ 932,170.00	6	\$ 932,170.00	6	\$ 833,334.00
9/18/2019	Oct-21	12	\$ 1,791,591.00	11	\$ 1,594,251.00	10	\$ 1,386,251.00	11	\$ 1,638,107.00

PIP Loans	Reservations	Applications		Commitments		Purchased	
November-21	0	\$ -	0	\$ -	0	\$ -	0
October-21	0	\$ -	0	\$ -	1	\$ 21,405.00	2

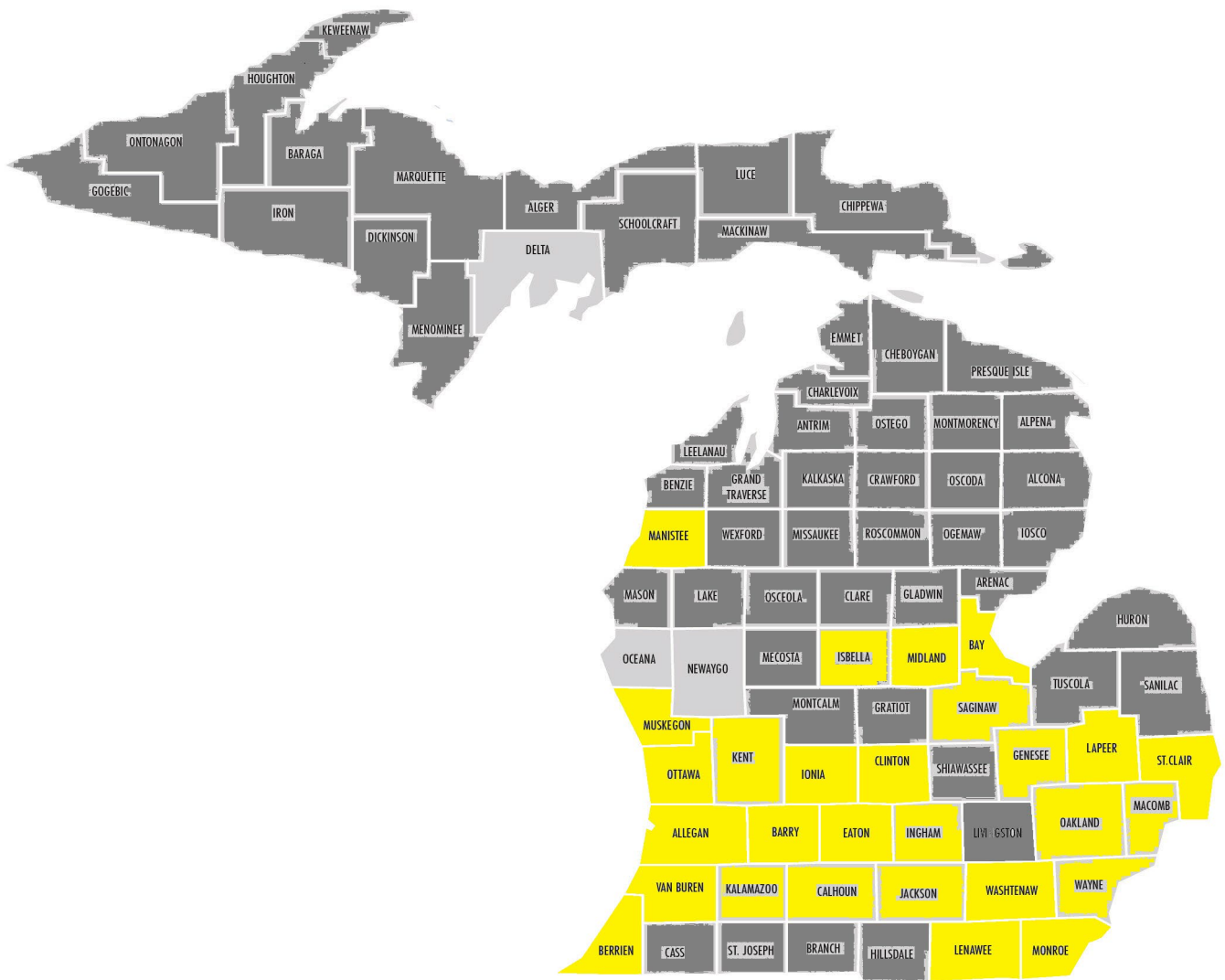
MI 10K DPA Loan: Zip Codes

The MI 10K DPA Loan program is a \$10,000 down payment assistance program available in **236** zip codes throughout the state. The MI 10K DPA Loan must be combined with a MI Home Loan.

NOVEMBER 2021

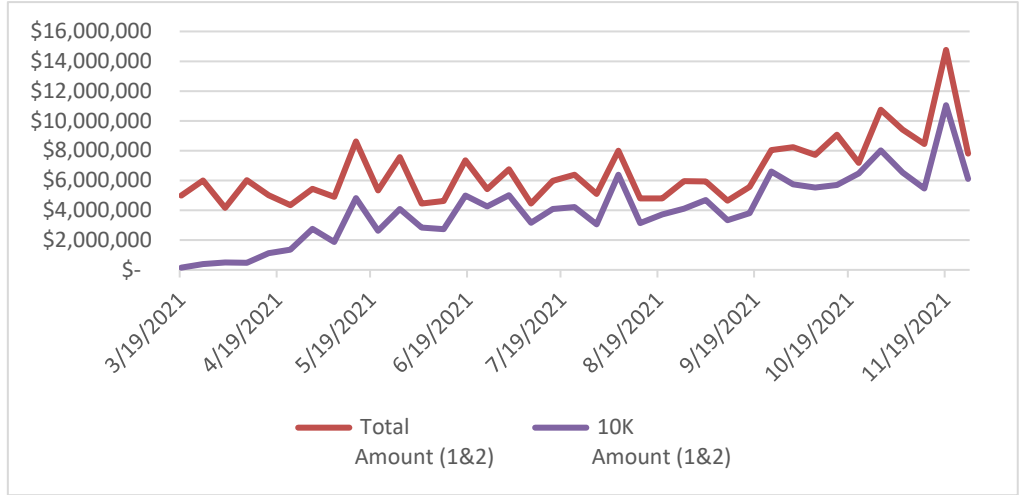
County (#zips)	#	Loan	DPA	Total \$
Allegan (2)	1	\$ 152,290	\$ 10,000	\$ 162,290
Barry (1)				\$ -
Bay (2)	7	\$ 781,699	\$ 67,605	\$ 849,304
Berrien(2)	1	\$ 147,283	\$ 8,827	\$ 156,110
Calhoun (4)	3	\$ 456,427	\$ 26,074	\$ 482,501
Clinton (1)				\$ -
Delta (1)				\$ -
Eaton (2)	2	\$ 272,950	\$ 19,996	\$ 292,946
Genesee (16)	8	\$ 1,160,933	\$ 76,411	\$ 1,237,344
Ingham (12)	18	\$ 2,006,770	\$ 168,212	\$ 2,174,982
Ionia (1)				\$ -
Isabella (1)				\$ -
Jackson (3)	6	\$ 814,746	\$ 58,143	\$ 872,889
Kalamazoo (11)	5	\$ 557,827	\$ 44,571	\$ 602,398
Kent (18)	6	\$ 1,095,371	\$ 59,145	\$ 1,154,516
Lapeer (1)				\$ -
Lenawee (3)	4	\$ 508,591	\$ 39,089	\$ 547,680
Macomb (27)	29	\$ 3,942,796	\$ 282,364	\$ 4,225,160
Manistee (1)				\$ -
Midland (1)	1	\$ 168,884	\$ 10,000	\$ 178,884
Monroe (1)	1	\$ 164,803	\$ 9,463	\$ 174,266
Muskegon (5)	2	\$ 220,413	\$ 19,511	\$ 239,924
Newaygo (1)				\$ -
Oakland (36)	13	\$ 1,956,921	\$ 124,498	\$ 2,081,419
Oceana (1)				\$ -
Ottawa (5)	2	\$ 322,941	\$ 19,100	\$ 342,041
Saginaw (6)	3	\$ 151,607	\$ 29,128	\$ 180,735
Saint Clair (1)	8	\$ 1,017,731	\$ 74,252	\$ 1,091,983
Van Buren (2)				\$ -
Washtenaw (7)				\$ -
Wayne (61)	103	\$ 13,227,788	\$ 1,007,535	\$ 14,235,323
TOTAL	223	\$ 29,128,771	\$ 2,153,924	\$ 31,282,695
November Total Purchases	321	\$ 41,003,269	\$ 2,813,320	\$ 43,816,589
Percentage that is 10K	69%	71%	77%	71%

Dark Grey = No Zip Codes available
Light Grey = Zip Codes available but not used yet
Yellow = 10K DPAs purchased



MI 10K DPA vs MI HOME LOANS

Week Ending	Total Loans	Total Amount (1&2)	10K Loans	10K Amount (1&2)	10K %
3/19/2021	40	\$ 4,982,877	1	\$ 150,160	3%
3/26/2021	48	\$ 6,002,218	3	\$ 393,972	6%
4/2/2021	35	\$ 4,162,653	3	\$ 500,983	9%
4/9/2021	45	\$ 6,019,106	3	\$ 484,272	7%
4/16/2021	40	\$ 5,010,110	8	\$ 1,122,817	20%
4/23/2021	38	\$ 4,347,883	11	\$ 1,361,436	29%
4/30/2021	44	\$ 5,440,281	20	\$ 2,759,046	45%
5/7/2021	38	\$ 4,898,879	14	\$ 1,882,260	37%
5/14/2021	64	\$ 8,614,809	33	\$ 4,821,606	52%
5/21/2021	40	\$ 5,341,955	17	\$ 2,614,773	43%
5/28/2021	57	\$ 7,566,174	29	\$ 4,075,720	51%
6/4/2021	36	\$ 4,458,756	23	\$ 2,846,217	64%
6/11/2021	36	\$ 4,613,958	21	\$ 2,724,093	58%
6/18/2021	53	\$ 7,362,019	35	\$ 4,991,894	66%
6/25/2021	41	\$ 5,415,113	30	\$ 4,248,091	73%
7/2/2021	49	\$ 6,751,285	34	\$ 5,011,163	69%
7/9/2021	34	\$ 4,458,913	24	\$ 3,160,523	71%
7/16/2021	42	\$ 5,978,935	28	\$ 4,078,905	67%
7/23/2021	43	\$ 6,379,623	27	\$ 4,217,508	63%
7/30/2021	40	\$ 5,084,927	24	\$ 3,054,472	60%
8/6/2021	60	\$ 8,005,759	45	\$ 6,383,113	75%
8/13/2021	35	\$ 4,785,928	22	\$ 3,150,493	63%
8/20/2021	34	\$ 4,804,222	26	\$ 3,719,121	76%
8/27/2021	41	\$ 5,959,120	28	\$ 4,109,232	68%
9/3/2021	41	\$ 5,942,856	31	\$ 4,695,376	76%
9/10/2021	34	\$ 4,647,038	23	\$ 3,335,413	68%
9/17/2021	42	\$ 5,569,804	27	\$ 3,811,547	64%
9/24/2021	57	\$ 8,030,565	44	\$ 6,590,495	77%
10/1/2021	59	\$ 8,230,521	40	\$ 5,742,744	68%
10/8/2021	62	\$ 7,709,263	42	\$ 5,515,338	68%
10/15/2021	65	\$ 9,060,264	37	\$ 5,687,598	57%
10/22/2021	51	\$ 7,181,548	45	\$ 6,474,871	88%
10/29/2021	80	\$ 10,747,791	59	\$ 8,008,706	74%
11/5/2021	74	\$ 9,405,499	50	\$ 6,540,643	68%
11/12/2021	63	\$ 8,447,812	39	\$ 5,458,298	62%
11/19/2021	105	\$ 14,760,122	77	\$ 11,050,381	73%
11/26/2021	56	\$ 7,798,502	43	\$ 6,107,460	77%
12/3/2021					
12/10/2021					
12/17/2021					
12/24/2021					
12/31/2021					
TOTAL	1822	\$ 243,977,088.00	1066	\$ 150,880,740.00	59%



2022 BOARD CALENDAR

DRAFT

January
VOTING ITEMS:
<ul style="list-style-type: none"> Election of Vice Chair Intent to Reimburse Resolution
DISCUSSION ITEMS:

February
VOTING ITEMS:
DISCUSSION ITEMS:
<ul style="list-style-type: none"> FY 2021-2022 PHA Plan Quarterly Financials Multifamily Bond Deal

March
VOTING ITEMS:
<ul style="list-style-type: none"> FY 2021-2022 PHA Plan Multifamily Bond Deal
DISCUSSION ITEMS:
<ul style="list-style-type: none"> Single Family Bond Deal

April
VOTING ITEMS:
<ul style="list-style-type: none"> Single Family Bond Deal
DISCUSSION ITEMS:
<ul style="list-style-type: none"> Professional Services Contracts and IT Contracts

May
VOTING ITEMS:
DISCUSSION ITEMS:
<ul style="list-style-type: none"> 2022-23 Budget Quarterly Financials

June
VOTING ITEMS:
<ul style="list-style-type: none"> 2022-23 Budget
DISCUSSION ITEMS:
<ul style="list-style-type: none"> Pass-Through Program

July
VOTING ITEMS:
<ul style="list-style-type: none"> Pass-Through Program
DISCUSSION ITEMS:
Quarterly Financials

August
VOTING ITEMS:
DISCUSSION ITEMS:

September
VOTING ITEMS:
DISCUSSION ITEMS:
<ul style="list-style-type: none"> • Single Family Bond Deal

October
VOTING ITEMS:
<ul style="list-style-type: none"> • Single Family Bond Deal
DISCUSSION ITEMS:
<ul style="list-style-type: none"> • Approval of Board Meeting Schedule for 2023

November
VOTING ITEMS:
<ul style="list-style-type: none"> • Approval of Board Meeting Schedule for 2023
DISCUSSION ITEMS:
<ul style="list-style-type: none"> • Audited Year-End 6/30/2022 Financials

December
VOTING ITEMS:
DISCUSSION ITEMS: